



CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING
Planning Advisory Committee Meeting
AGENDA

January 30, 2023, 6:00 PM
COUNCIL CHAMBER
101-225 Holditch Street,
Sturgeon Falls, ON. P2B 1T1

Click here to join Zoom meeting:

<https://us02web.zoom.us/j/2650141204?pwd=WGtkdW4xbkg3ZUxWc3Zlb1hKV2VRZz09>

Dial In: 1-647-374-4685

Meeting ID: 265-014-1204

Passcode: 654321

Pages

1.	<u>CALL TO ORDER</u>	
2.	<u>DECLARATIONS OF PECUNIARY INTEREST</u>	
3.	<u>ELECTION OF CHAIR AND VICE-CHAIR</u>	
	3.1 Nomination and Appointment of Chair and Vice-Chair	
	3.2 Orientation/Training	
	3.3 Future Meetings - Time/Date	
4.	<u>AGENDA</u>	
	4.1 Adopt Agenda	
5.	<u>MINUTES - October 17, 2022</u>	
	5.1 Adoption of Minutes	5
6.	<u>ZONING BY-LAW AMENDMENT APPLICATIONS</u>	
	6.1 ZBLA2023/02 - Kadlec, Trevor (69 Bay Street, Sturgeon Falls)	8
7.	<u>SUBDIVISION & ZONING AMENDMENT</u>	
	7.1 SUBD2023/01 - 2400517 Ontario Ltd. - Brown's Island, Twp. Bertram	31
	7.2 ZBLA2023/01 - 2400517 Ontario Ltd. (Brown's Island - Location Island 193, Twp. Bertram)	
8.	<u>OTHER</u>	
9.	<u>ADJOURNMENT</u>	

9.1 Adjourn Meeting



LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST
La Réunion du Comité de Planification
ORDRE DU JOUR

le 30 janvier 2023, 18 h 00

SALLE DE CONSEIL

101-225 rue Holditch, Sturgeon Falls, ON P2B 1T1

Sturgeon Falls, ON, P2B 1T1

Participez à la réunion Zoom:

<https://us02web.zoom.us/j/2650141204?pwd=WGtkdW4xbkg3ZUxWc3Zlb1hKV2VRZz09>

Numero de téléphone: 1-647-374-4685

Réunion Identification: 265-014-1204

mot de passe: 654321

	Pages
1. <u>RAPPEL À L'ORDRE</u>	
2. <u>DÉCLARATIONS D'INTÉRÊTS PÉCUNIAIRES</u>	
3. <u>ÉLECTION DU PRÉSIDENT ET DU VICE-PRÉSIDENT</u>	
3.1 Nomination et nomination du président et du vice-président	
3.2 Orientation/Formation	
3.3 futures - Heure/Date	
4. <u>ORDRE DU JOUR</u>	
4.1 Adoption de l'ordre du jour	
5. <u>PROCÈS-VERBAL - 17 octobre 2022</u>	
5.1 Adoption du procès-verbal	5
6. <u>DEMANDES DE MODIFICATION DU RÈGLEMENT DE ZONAGE</u>	
6.1 ZBLA2023/02 - Kadlec, Trevor (69 rue Bay, Sturgeon Falls)	8
7. <u>LOTISSEMENTS</u>	
7.1 SUBD2023/01 - 2400517 Ontario Ltd. - Île Brown's, canton Bertram	31
7.2 ZBLA2023/01 - 2400517 Ontario Ltd. (Île Brown's - Location Île 193, canton Bertram)	
8. <u>AUTRE</u>	
9. <u>AJOURNEMENT</u>	

9.1 Ajournement de la réunion

CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING
Minutes of the West Nipissing Planning Advisory Committee

October 17, 2022, 6:00 PM

Members Present: Joanne Savage
Dan Roveda
Yvon Duhaime
Christopher Fisher
Normand Roberge
Fern Pellerin

Members Absent: Denis Sénécal

1. **CALL TO ORDER**
2. **DECLARATIONS OF PECUNIARY INTEREST**
3. **ADDENDUM / AGENDA**

3.1 Adopt Agenda

2022-039

Moved by: Yvon Duhaime

Seconded by: Christopher Fisher

BE IT RESOLVED that the Agenda for the Planning Advisory Committee meeting held on October 17, 2022, be adopted, as presented.

Resolution Carried

4. **MINUTES**

4.1 Adoption of Minutes

2022-040

Moved by: Yvon Duhaime

Seconded by: Fern Pellerin

BE IT RESOLVED THAT the minutes of meeting held on September 12, 2022 be adopted, as presented.

Resolution Carried

5. ZONING BY-LAW AMENDMENT APPLICATIONS

5.1 ZBLA2022/11 - Marleau, Rheal - Sandy Island - Bertram Twp.

2022-041

Moved by: Joanne Savage

Seconded by: Christopher Fisher

WHEREAS a public meeting was held on October 17, 2022 for the purpose of Amending Zoning By-Law 2014-45;

AND WHEREAS no written concerns or objections have been received to the proposed amendment;

BE IT RESOLVED THAT the Planning Advisory Committee for the Municipality of West Nipissing recommends:

2. that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to re-zone a portion of the property at Sandy Island and more particularly shown on the attached sketch;
3. Schedules J5 and J6 of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on Schedule 'A' attached hereto, which properties are more particularly described as Part of Sandy Island, Municipality of West Nipissing, from OS (Open Space) to RU (Rural) and Severed 1 and Severed 2 from OS (Open Space) to SR (Shoreline Residential).

Resolution Carried

5.2 ZBLA2022/12 - Ray's Septic Services Ltd - 182 Shoreline Rd - Grant Twp.

2022-042

Moved by: Joanne Savage

Seconded by: Yvon Duhaime

WHEREAS a public meeting was held on October 17, 2022 for the purpose of Amending Zoning By-Law 2014-45;

AND WHEREAS no written concerns or objections have been received to the proposed amendment;

BE IT RESOLVED THAT the Planning Advisory Committee for the Municipality of West Nipissing recommends:

2. that the Council for the West Nipissing Municipality adopts the proposed zoning by-law to re-zone a portion of the property at 180 Shoreline Rd and more particularly shown on the attached sketch;
3. Schedule E5-2 of By-Law No. 2014/45 shall be amended by changing the zoning designation of the properties shown on Schedule 'A' attached hereto, which properties are more particularly described as Pt Lot 12, Con. 1, Grant Twp., Municipality of West Nipissing, from M3 (Extractive Industrial) to RR (Rural Residential) on severed portion only.

Resolution Carried

6. **SUBDIVISIONS**

7. **DEEMING BY-LAW**

8. **OTHER**

9. **ADJOURNMENT**

2022-043

Moved by: Dan Roveda

Seconded by: Yvon Duhaime

BE IT RESOLVED THAT the West Nipissing Planning Advisory Committee held on October 17, 2022 be adjourned.

Resolution Carried

9.1 **Adjourn Meeting**

PLANNING REPORT

Zoning Amendment File No. ZBLA2023/02

Applicant: Kadlec, Trevor

Property: 69 Bay Street, Sturgeon Falls ON

Date: January 30, 2023



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1. INTRODUCTION

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed re-zoning of the property located at 69 Bay Street, Sturgeon Falls, Ontario. The proposed zoning amendment is being sought in order to establish an administrative office for a start-up landscaping business and to allow for storage of the appurtenant equipment for the business at the rear of the property.

2. SITE AND BACKGROUND INFORMATION

The property is located on the north side of Bay Street, west of the intersection of Bay and Ottawa Streets. The property is approximately 3483m² (0.8Ac) on which there is a legal triplex dwelling as well as existing accessory structures (2 sheds and 1 garage). In 2021, the previous owner acquired vacant landlocked lands at the rear of the property from the Municipality of West Nipissing. The property abuts residential dwellings on the east, vacant lands to the south and industrial uses on the west. There is an existing drainage course on the property

3. DEVELOPMENT PROPOSAL

The applicant is proposing to re-zone the lands from Residential Three (R3) to General Commercial Exception Zone 4 (C1-4) in order to use a portion of the property for the establishment of a landscaping maintenance and management company which will require the conversion of one residential unit into an office space and the storage of the equipment associated with the business the rear of the property. The owner does not reside on the property and, as such, cannot make use of the Home Industry provisions of the By-Law. Accordingly, the intent is to rezone the property to a Special commercial zone which will permit the property to be used for specific commercial purposes while maintaining the residential uses as accessory thereto. All commercial zones permit accessory residential uses in addition to the commercial uses. In this instance, an exception will be required as the residential units are existing and are located on the main floor of the building

4. POLICY CONTEXT

4.1 Provincial Policy Statement

The *Provincial Policy Statement 2020 (PPS)* provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing, to uphold the policies of the PPS, pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

“The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.”

The following sections of the PPS illustrate the consistency of the decision to re-zone the property to Commercial One (C1).

4.1.1 Section 1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight-supportive.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

4.1.2 Section 1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

4.1.3 Section 1.6.6 Sewage, Water and Stormwater

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water

services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The property is serviced by municipal water and sanitary services.

5. LOCAL POLICY DOCUMENTS

5.1 Official Plan

The West Nipissing Official Plan, which was adopted by Council on April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. The Official Plan provides the framework for land use planning in the Municipality of West Nipissing.

The property is located in the Residential District of the Sturgeon Falls Urban Settlement Area. The property is located within an area comprised of a mix of residential, commercial and industrial uses.

5.1.1 Section 3.06.1 Urban Settlement Areas

1. Designation of Urban Settlement Areas

The following communities, inclusive of all lands shown on the Land Use Schedules are designated as Urban Settlement Areas:

- Sturgeon Falls/Cache Bay
- Verner (subject to Section 4.06.3.1)

2. Characterization of Urban Settlement Areas

Urban Settlement Areas are characterized as urban communities with a well-developed built-form, a diverse mix of land uses and which have full municipal sewage and water services or partial services. These communities are considered to be the primary settlement areas for future development.

4. Urban Service Limits

Development shall be directed first and foremost to lands within the designated Urban Service Limits as illustrated on the Land Use Schedules for Urban Settlement Areas. Development, other than infill on existing lots of record, may be permitted under limited and/or temporary circumstances beyond the Urban Service Limits in accordance with Sections 3.06.5 and Section 3.06.6.

5.1.2 Section 3.06.5 Land Use Districts

The Land Use Districts set out in the Land Use Schedules are intended to distinguish the areas designated for major land use categories i.e. Residential, Commercial, Employment, Waterfront, Rural, Salvage Yard.

1. Urban Settlement Areas

Within Urban Settlement Areas, the Residential District, Commercial District and Employment District indicate areas within which the major land uses permitted are residential, commercial and industrial, respectively.

Other land uses may be permitted in these Land Use Districts which are compatible, related or incidental to the major land use. In a Residential District, examples include neighborhood serving uses such as open space, convenience commercial and public service facilities (including institutional uses).

5.2 Zoning By-law

The property is zoned R3 (Residential, three) in the Municipality of West Nipissing Zoning By-Law 2014-45. The proposal is to amend the zoning to General Commercial (C1), the permitted uses for the C1 zone are detailed on Table 7.1 of the Zoning By-law as shown on Figure 4.

As noted on the Table, the permitted uses in a C1 zone are extensive and many may not be compatible with the objectives of the West Nipissing Official Plan. It is therefore recommended that the proposed permitted uses of the zone be limited in scope and that the zoning amendment be changed to (General Commercial) C1 – Exception Zone 4 and that the permitted uses and accessory uses be as follows:

Permitted Uses:

- Business, Professional or Administrative Office; and
- Contractor’s Establishment.

Permitted Accessory Uses:

- Outdoor Storage
- Residential Units on main floor

5.3 Site Plan Control By-Law

The West Nipissing Site Plan Control By-Law No. 2015-63 was enacted as a tool to establish areas of Site Plan Control in order for the municipality to ensure that development in specifically designated zones will proceed in accordance with certain standards.

Section 1c(i) of the Site Plan Control By-Law provides that any lands which are identified through conditions of a planning approval, namely the subject of a zoning amendment shall be subject to the provisions of the By-Law.

The Committee may wish to consider placing the property under Site Plan control.

6. CORRESPONDENCE/INFORMATION ATTACHED

Notice was circulated to property owners within 120 meters (400 feet) of the subject lands and a Notice of Public Meeting was posted on the subject property, as is required by the *Planning Act* (Ontario). As well, public utilities and the West Nipissing Fire Service has been notified.

Comments, objections and expressions of concern have been received with respect to the proposed development and are attached as Appendix 1.

7. SUMMARY AND RECOMMENDATIONS

In accordance with the provisions of the *Planning Act*, the undersigned has reviewed the proposal having regard to matters of provincial interest and for consistency with the Provincial Policy Statement 2020.

In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45. The proposed application to re-zone the property from Residential Three (R3)

to (General Commercial Exception Zone 4) C1-4 to establish a landscaping business is in general conformity with the policies of the West Nipissing Official Plan.

Melanie Ducharme,
Municipal Clerk/Planner

Figure 1 – Aerial Imagery



Figure 2 – Site Plan and Photographs of Property

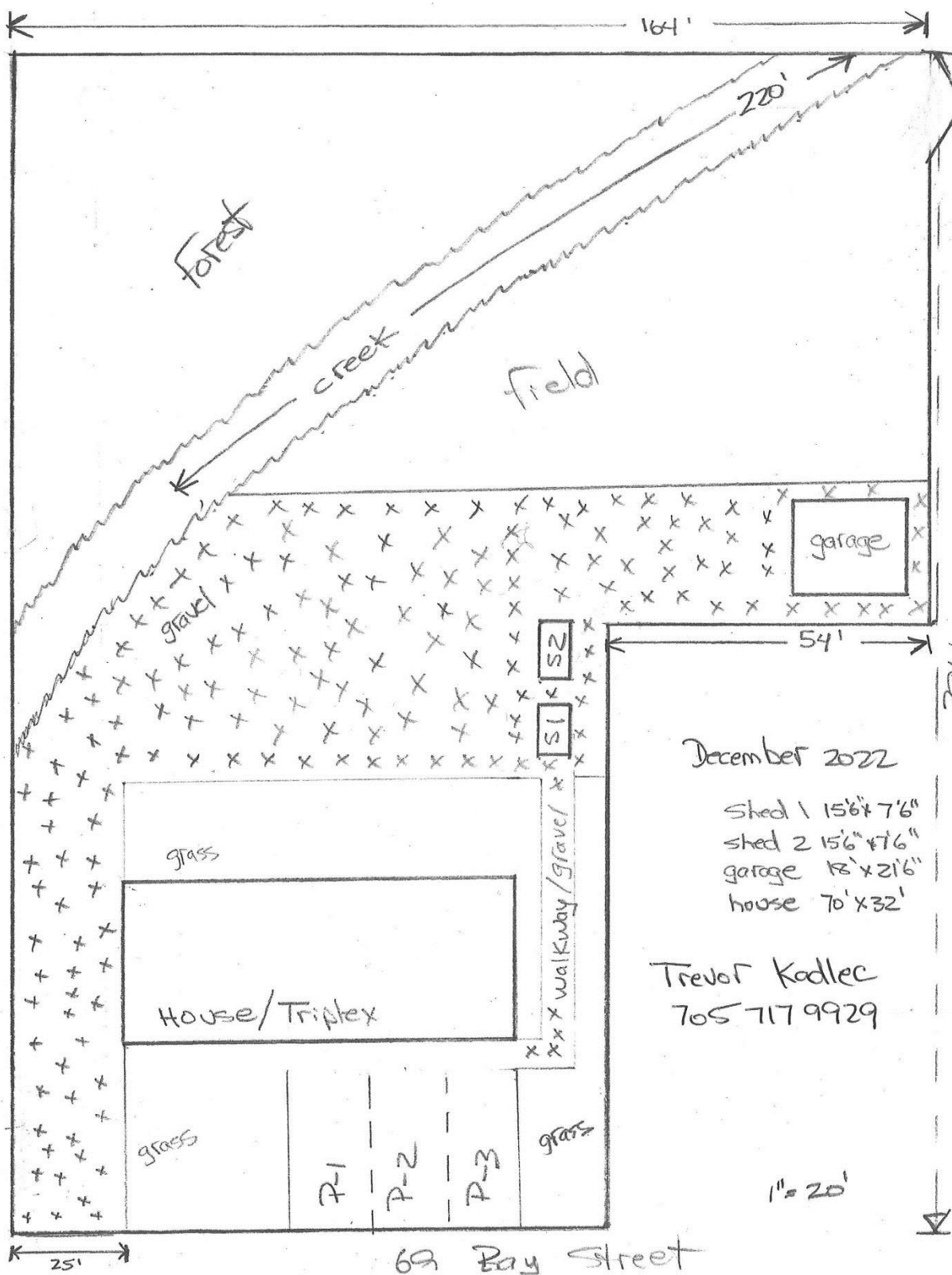








Figure 2 – West Nipissing Official Plan – Land Use Schedule

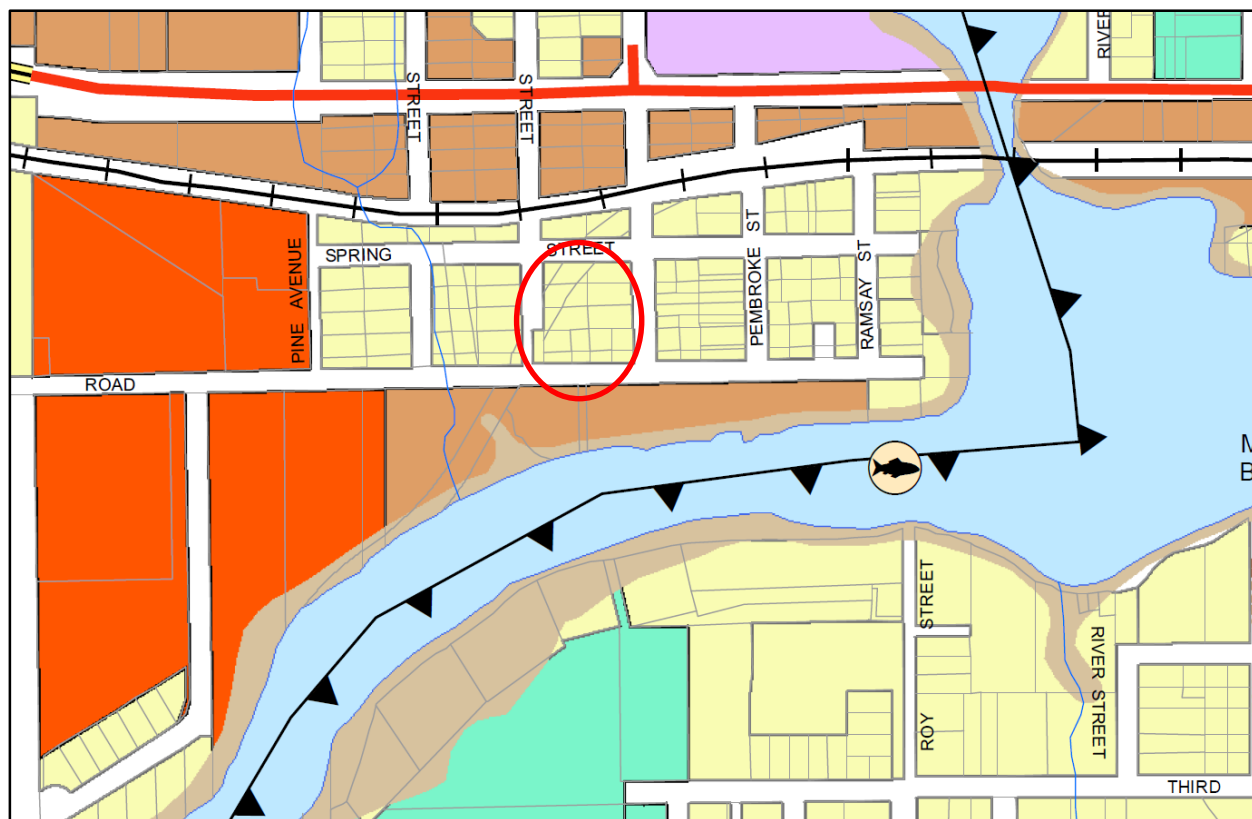


Figure 3 – West Nipissing Zoning By-Law 2014-45



Figure 4 – West Nipissing Zoning By-Law – Permitted Accessory Uses

TABLE 7.1 – PERMITTED USES

USE	ZONES		
	C1	C2	C3
Agricultural Produce Sales Outlet	●	●	
Agricultural Services		●	
Agricultural Supply/Implement Dealership		●	
Bakery	●	●	
Bar	●	●	
Building Supply Establishment	●	●	
Business, Professional or Administrative Office	●	●	
Contractor's Establishment	●	●	
Convenience Store	●	●	
Dry Cleaning Establishment	●		
Dwelling, Single Detached (Existing Only)	●	●	●
Educational Institution	●		

TABLE 7.2 – PERMITTED ACCESSORY USES

ACCESSORY USE	ZONES		
	C1	C2	C3
Bed and Breakfast Establishment	●	●	●
Convenience Store			●
Dwelling, Single Detached			●
Dwelling Unit, in a non residential building	●(a)	●(a)	●
Golf Course			●
Market			●
Outdoor Display and Sales	●	●	
Outdoor Storage	●	●	
Retail Store			●
NOTE: (a) Where the Ontario Building Code prohibits a residential use in particular classes of non-residential buildings, then a dwelling unit in a non-residential building is prohibited in that class of non-residential building. (By-law 2017/83)			

Appendix 1 – Agency Comments

From: [Real Estate Canada](#)
To: [Natasha Liard](#)
Subject: RE: Zoning Amendment notice - 69 Bay Street - KADLEC, Trevor.
Date: December 20, 2022 12:49:24 PM
Attachments: [image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Canadian Pacific does not oppose to commercial/industrial and/or other non-residential type developments adjacent to our right of way.

Notwithstanding that stated above, any development should still meet certain recommendations based upon site specific conditions and intended use. CP continues to recommend that all proposed developments follow the 2013 Proximity Guidelines (Prepared for The Federation of Canadian Municipalities and The Railway Association of Canada). It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits. The 2013 Proximity Guidelines can be found here: <http://www.proximityissues.ca/>

We would appreciate being circulated with all future correspondence related to Residential or Commercial developments.

Thank you,

Real Estate Canada



Real_EstateCanada@cpr.ca
 7550 Ogden Dale Road SE, Building 1
 Calgary AB T2C 4X9

**** Please be advised that CP_Proximity-Ontario@cpr.ca will be deactivated as of January 31, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to Real_EstateCanada@cpr.ca to ensure your communication is received and replied to in a timely manner ****

From: [Shawn Remillard](#)
To: [Natasha Liard](#)
Subject: RE: Zoning Amendment notice - 69 Bay Street - KADLEC, Trevor.
Date: December 14, 2022 10:41:17 AM
Attachments: [image001.png](#)
[Bay Street Drainage.docx](#)

Hi Natasha,
See attached.
69 Bay currently drains Spring street. This should be addressed at some point. Spring Street only could be addressed in house.

Shawn Remillard, C. Tech.
Manager, Public Works
Municipality of West Nipissing
225 Holditch Street, Suite 101
Sturgeon Falls, ON, P2B 1T1
Phone ... 705-753-0952

Appendix II - Comments and Concerns

Appended as Separate documents.

Planning Advisory Committee

Re; File # ZBLA2023/02

Concerning the letter received December 13, 2022, for a zoning change at 69 Bay Street, lots 3 to 5, Plan 14, parts 1 to 48, 36R-7374 Township of Springer, Municipality of West Nipissing from R3 (residential) to C1(General Commercial) we wish to OPPOSE this change!

We oppose this change for the following reasons;

1. This is an area that has many young families with children, and retirees
2. We have a gully near this area that drains into the river (Has an environmental study been done)? Will a study be done?
3. We are also very concerned about the noise level increase from a commercial contractor in a residential area??

Lee Ann Lapierre
Jan 16 / 2023

~~XXXXXXXXXX~~

25 Ottawa St.

Planning Advisory Committee

Re; File # ZBLA2023/02

Concerning the letter received December 13, 2022, for a zoning change at 69 Bay Street, lots 3 to 5, Plan 14, parts 1 to 48, 36R-7374 Township of Springer, Municipality of West Nipissing from R3 (residential) to C1(General Commercial) we wish to OPPOSE this change!

We oppose this change for the following reasons;

1. This is an area that has many young families with children, and retirees
2. We have a gully near this area that drains into the river (Has an environmental study been done)? Will a study be done?
3. We are also very concerned about the noise level increase from a commercial contractor in a residential area??

CARMAINE MC QUABBIE
Carm Mc Quabbie
57 Bay St

Planning Advisory Committee

Re; File # ZBLA2023/02

Concerning the letter received December 13, 2022, for a zoning change at 69 Bay Street, lots 3 to 5, Plan 14, parts 1 to 48, 36R-7374 Township of Springer, Municipality of West Nipissing from R3 (residential) to C1(General Commercial) we wish to OPPOSE this change!

We oppose this change for the following reasons;

1. This is an area that has many young families with children, and retirees
2. We have a gully near this area that drains into the river (Has an environmental study been done)? Will a study be done?
3. We are also very concerned about the noise level increase from a commercial contractor in a residential area??

BRENT KINGSTON
21 OTTAWA ST.
P2B 366



JAN. 19. 23

Planning Advisory Committee

Re; File # ZBLA2023/02

Concerning the letter received December 13, 2022, for a zoning change at 69 Bay Street, lots 3 to 5, Plan 14, parts 1 to 48, 36R-7374 Township of Springer, Municipality of West Nipissing from R3 (residential) to C1(General Commercial) we wish to OPPOSE this change!

We oppose this change for the following reasons;

1. This is an area that has many young families with children, and retirees
2. We have a gully near this area that drains into the river (Has an environmental study been done)? Will a study be done?
3. We are also very concerned about the noise level increase from a commercial contractor in a residential area??

Rochelle Joy Lator
17 Ottawa St

Planning Advisory Committee

Re; File # ZBLA2023/02

Concerning the letter received December 13, 2022, for a zoning change at 69 Bay Street, lots 3 to 5, Plan 14, parts 1 to 48, 36R-7374 Township of Springer, Municipality of West Nipissing from R3 (residential) to C1(General Commercial) we wish to OPPOSE this change!

We oppose this change for the following reasons;

1. This is an area that has many young families with children, and retirees
2. We have a gully near this area that drains into the river (Has an environmental study been done)? Will a study be done?
3. We are also very concerned about the noise level increase from a commercial contractor in a residential area??

Evelyn Beaudette
61 Bay St

PLANNING REPORT

Zoning Amendment File No. ZBLA2023/01

Proposed Subdivision File No. SUBD2023/01

Applicant: 2500517 Ontario Ltd..

Property: Island 193, Brown's Island, Bertram Twp.

Date: January 30, 2023



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1. INTRODUCTION

The purpose of this Planning Report is to address all provincial and municipal land use policies governing the proposed rezoning and subdivision into ten residential lots of the property known as Brown's Island, being Parcel 1200, Island 193 in Lake Nipissing East of Burnt Island, Bertram as in NP842, West Nipissing, District of Nipissing.

The Development is being proposed by Goodridge Goulet Planning and Surveying Ltd., Paul Goodridge, OLS, on behalf of 2400517 Ontario Ltd., the principals of which corporation are Rene and Rachel Bertrand.

The applicant is applying for the following approvals:

1. An amendment to the Municipality of West Nipissing Zoning by-law 2014-45. While the current zoning is Shoreline Residential (SR), the proposed Zoning is SR-18 (Shoreline Residential Exception Zone 18) for Lots 1 – 5 and 8 - 10 to permit the reduction in lot area as follows:

Lot	Area
Lot 1	.74ha
Lot 2	.76ha
Lot 3	.96ha
Lot 4	.98ha
Lot 5	.99ha
Lot 6	1.04ha
Lot 7	1ha
Lot 8	.94ha
Lot 9	.98ha
Lot 10	.91ha

2. Approval of a draft plan of subdivision consisting of ten (10) lots for the purpose of seasonal residential development.

2. SITE AND BACKGROUND INFORMATION

The subject property, Brown's Island, is located on Island 193, in Bertram Township., in the Municipality of West Nipissing. The entire island is owned by the Applicant and is approximately 9.3 hectares (approx. 23 acres) in size. The island is proposed to be subdivided into ten (10) new residential lots, each of which fronts on Lake Nipissing and is proposed to have a lot area of slightly less than one hectare (2.47 acres). The property is the subject of a concurrent application to re-zone (File No. ZBLA2023/01). The Island is located in the French River within the limits of the French River Provincial Park and Conservation Area. T

The subdivision lots are proposed to be accessed by water only with proposed launching from Minnehaha Bay and/or Dokis, both of which provide public launch and parking facilities. In addition, many commercial tourist lodge owners offer parking and launch services to island owners, for a fee.

Each of the proposed lots is anticipated to be serviced with on-site sewage and water services. A report was provided with the application from the North Bay Mattawa Conservation Authority which is the approval authority for on-site sanitary services in West Nipissing. The report indicates that each of the proposed lots can accommodate an on-site sanitary system for a dwelling having an area of 200m² or less.

The French River is comprised of a series of waterways, gorges and rapids which stretch from Lake Nipissing all the way to Georgian Bay. In the French River, there are many islands, the majority of which are owned by the Crown, however there are also many privately-owned islands with varying amounts of development from small single family owned islands, Tourist Lodges and larger residentially developed islands such as Sandy Island. The French River has long been home to lodge operators, fishing camps and is a popular northern Ontario tourist area. The French River is one of the first rivers in Canada to be designated as a Canadian Heritage River and is known to have been a route for both explorers, fur traders and Canada's indigenous peoples.

Properties in the French River are highly sought after due to its accessibility and the many amenities offered by the area including the French River Visitor's centre on Highway 69 with its "Voices of the River" Exhibit.

3. PLANNING CONSIDERATIONS AND POLICY CONTEXT

Land use policies and regulations affecting the subject lands include the Growth Plan for Northern Ontario, the Planning Act, R.S.O., 1990 and the associated 2020 Provincial Policy Statement at the Provincial Level. At the municipal level, the West Nipissing Official Plan, the Municipality of West Nipissing Zoning By-law 2014-45 and Site Plan Control By-Law No. 2015-63 affect the subject lands.

3.1 Provincial Policy Statement

The *Provincial Policy Statement 2020 (PPS)* provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority(s), in this case the Municipality of West Nipissing, to uphold the policies of the PPS, pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests.

3.1.1 PART IV – Vision for Ontario's Land Use Planning System

Part IV of the PPS states that: "Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change. The Province's natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fiber, minimize environmental and social impacts, provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs."

3.1.2 Section 1.0: Building Strong Healthy Communities

Section 1.0 of the PPS speaks to achieving sustainability of the Province over the long term and to ensuring the long-term prosperity, environmental health and social well-being of its residents and communities.

3.1.3 Section 1.1.5, Rural Lands in Municipalities,

indicates that permitted uses on rural lands are:

- The management or use of resources;
- Resource-based recreational uses (including recreational dwellings);
- Limited residential development;
- Home occupations and home industries;
- Cemeteries; and,
- Other rural land uses.

Recreational residential development is considered to be a resource-based recreational development within the meaning of Section 1.1.5 of the PPS. It is the author's interpretation that recreational dwellings may be considered to be development that is functionally linked to a shoreline. All of the residential lots will have common area access to the shoreline of Lake Nipissing.

3.1.4 Section 1.1.5 – Rural Areas in Municipalities

The subject lands are not located within a settlement area and are therefore subject to Section 1.1.4 and 1.1.5 of the PPS. Specifically, Section 1.1.5.2 states

Resource-based recreational uses, including recreational dwellings are uses that are related to a natural recreational resource such as a lake or river. In this case the development of lots for recreational dwellings adjacent to the waterfront would be consistent with Section 1.1.5 of the PPS.

3.1.5 Section 1.6 – Infrastructure and Public Service Facilities

Section 1.6.6 sets out a hierarchy of services for development, including municipal sewage and water services, private communal sewage and water services, and individual on-site sewage and water services.

The proposed method of servicing for the 10-lot plan of subdivision is through individual on-site sewage and water services. The PPS outlines a hierarchy of servicing options which are to be considered for new development. Although municipal services are generally preferred, no municipal services are available at this location. Communal services, although a viable option in some circumstances, would not be suitable for a development of this size, especially given concerns with respect to Ministry of Environment and Climate Change (MOECC) requirements for municipal responsibility and the associated agreements. Given the scale of the proposed development, individual on-site servicing is considered to be the most appropriate means for provision of both water and sewage services.

Section 1.6.6.4 of the PPS provides that:

...individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for long-term provision of such services with no negative impacts.

The Inspection report attached hereto as Appendix 1, provided by the North Bay Mattawa Conservation Authority, being the approval authority for on-site sanitary services in the Municipality of West Nipissing, has indicated that the proposed lots are suitable for the installation of an on-site system for a dwelling not exceeding 200m².

3.1.6 Natural Heritage

The property being freehold (not Crown) land is not designated Provincial Park, however it is located within the geographic limits of the French River Conservation Area/Provincial Park as shown on Appendix. In the event that draft approval is granted, it is recommended that such approval be conditional upon the Owner undertaking a Preliminary Environmental Assessment, including a Species at Risk Assessment, to ensure that the proposed development will not create any adverse effects on the lands or surrounding waterways. Should the PEA indicate any areas of concerns, the Owner shall provide a full Environmental Assessment prior to final approval and any recommendations arising from the EA shall be incorporated into the Subdivision Agreement to be entered into between the Developer and the Municipality and the properties be placed under Site Plan Control which is further discussed below.

3.1.7 Section 3.1 – Natural Hazards

The subject property is not located under the jurisdiction of a conservation authority. A flood elevation of 197.5 meters above sea level is used for Lake Nipissing. All proposed residential development will

be required to be above this flood elevation. Floodplain mapping is not available for this Island and the Owner will be required to provide topographic survey evidence that the proposed lots are above this elevation and the floodproofing policies of the Lake Nipissing Flood Plan shall apply. It is recommended that dwellings be located no closer than 18m to the shoreline and that the Special provisions of re-zoning shall include a vegetative shoreline buffer of 15m to ensure that there are no negative impacts on the island's shoreline.

3.2 Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (GNPO) was prepared under the Places to Grow Act, 2005. The plan is part economic development plan, infrastructure investment plan, a labour market plan and a land use plan. The Plan recognizes the role of Northern Ontario in the world's economy and is intended to be used as the strategic framework to guide decision making and investment planning in Northern Ontario over a 25-year period.

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and are satisfied that the application for Zoning By-law Amendment and Proposed Plan of Subdivision conforms to and does not conflict with the Growth Plan for Northern Ontario, provided that the owner can demonstrate that there are no negative environmental impacts as a result thereof.

4. LOCAL POLICY DOCUMENTS

Local policy documents include the West Nipissing Official Plan, Zoning By-law and Site Plan Control By-Law. Recent changes to Ontario's planning legislation has removed the ability for municipalities to place residential developments having 10 or less lots under Site Plan Control. Since Site Plan control is not an option in the proposed development, any special provisions will have to be included in and enforced under the Zoning By-Law.

4.1 Official Plan

The Municipality of West Nipissing is guided by the West Nipissing Official Plan which was adopted by Council on April 15, 2008 and approved by the Ministry of Municipal Affairs and Housing on December 7, 2011. While the current Official Plan designation of the property is Rural, the policies of the Rural and Waterfront district(s) are being included for the Committee's consideration. The following provides a summary of the existing Official Plan policies and relevant considerations for the site:

4.1.1 Section 3.06.3(2) Planning for Water Supply and Sewage Disposal Systems

Applications for Lot creation on privately owned and operated individual or communal systems generating more than 4500l of effluent per day as a result of the development shall require submission of a hydrogeological report.

The development proposed is for 10 residential lots. The average effluent for a single-family dwelling is 1600l/day, which, in the aggregate, would exceed 4500l.

4.1.2 Section 3.06.6 Planning Principles

In the review of planning applications, the following planning principles shall apply to any or all development:

1. Adequate Lot Size The lot size shall be adequate for all existing and proposed or potential future land uses including the expansion of buildings and structures. The lot shall be adequate for all setbacks, parking and loading facilities, storage and display areas, signs, lighting, landscaping, buffering or screening, infrastructure and safe access and egress, where these requirements apply. Where appropriate, the approval authority shall require appropriate studies (e.g. servicing options report, geotechnical study or hydrogeological study and terrain analysis), to support the lot size proposed and to ensure that there will be no negative impacts on groundwater quality and quantity, neighbouring wells etc.

The proposed lots are slightly less than the recommended 1 hectare in size. It is recommended that the scope of development be reduced by one (1) lot, such that all lots can meet the required area and frontage requirements.

4. Measures for landscaping, buffering, screening and land use compatibility - A primary planning principle is to promote land use compatibility and to encourage compatible land uses to locate adjacent to each other. Where this is not possible or where development involves the expansion of existing adjacent incompatible uses, the Plan promotes the use of landscaping, buffering and screening techniques to reduce land use conflicts.

All development in the area consists of residential and tourist commercial activities. As such, the proposed subdivision would be consistent with the existing and proposed built-form in the area.

4.1.3 Section 3.06.8 (9)

Waterfront Development

The West Nipissing Official Plan recognizes that West Nipissing has many lakes and rivers and states that the design for development or redevelopment of waterfront properties shall address the natural features and shoreline vegetation and that setbacks and buffering shall be implemented in order to protect the shorelines and waterbodies from damage. The proposed development will be subject to the development standards of the West Nipissing Zoning By-Law and all properties will be subject to an 18m setback for dwellings. Accessory structures, depending on the type, will also be regulated by by-law.

Sub-paragraph vii relating to Plans of Subdivision states that "...applications for plans of Subdivision shall be accompanied by an impact report showing the impact of the proposed development on water quality." It is recommended that prior to granting final approval of the proposed development, that the Owner shall provide satisfactory evidence by way of an Impact assessment prepared by a qualified engineer to demonstrate that the proposed development shall not have any impact on the water quality of the French River. Such report shall be subject to a peer review, at the owner's cost. Further, that any recommendations regarding setbacks or buffering which exceed the regulations of the West Nipissing Zoning By-Law shall be incorporated into the zoning by-law and included as Special Provisions in the Subdivision Agreement to be entered into by the Developer and the municipality.

4.1.4 Table 3.1 – Permitted Land Uses

Table 3.1 - Permitted Land Uses in Designated Urban and Rural Settlement Areas and the Rural Area				
Land Use Category ¹	Urban Settlement Area	Rural Settlement Area	Rural Area	
			Waterfront District	Rural District
Scope of Permitted Residential Uses in District (see also Sections 3.06.5.1, 3.06.2, 3.06.8.2, 3.06.8.9, 3.06.10)	<u>Residential District:</u> <ul style="list-style-type: none"> • full range of low, medium and high-density housing types • specialized housing types: group homes, crisis care, social assisted 	<u>Residential Uses:</u> <ul style="list-style-type: none"> • full range of low and medium density housing types • specialized housing types: group homes, crisis care, social assisted (excluding high density) 	<u>Residential Uses:</u> <ul style="list-style-type: none"> • seasonal and permanent residential uses 	<u>Rural District:</u> <ul style="list-style-type: none"> • limited low density (single and two unit housing) • specialized housing types: group homes, crisis care, social assisted (excluding high density)

4.1.5 Section 5.06.5 Natural Heritage Features and Areas

No natural heritage features have been identified in the West Nipissing Official Plan for the subject property. Notwithstanding however, the property is located within the geographic limits of the French River Conservation area and the OP states that “where a known natural heritage feature and area is not identified in the Land Use Schedules to the Plan, this shall not preclude the requirement for an Impact Assessment”

As previously stated, conditions should include the requirement for an Environmental Impact Assessment, which shall be subject to peer review.

4.2 Zoning By-Law

The property is zoned Shoreline Residential (SR), which permits residential development in the form of single-family dwellings and accessory structures. All of the proposed lots, save and except Lot 7, are slightly below the required 1Hectare for which the exception to the SR zone requirements for lot area are being sought by the concurrent application to re-zone. All of the lots have or exceed the minimum lot frontage requirements for the Seasonal Residential zone.

5. CORRESPONDENCE/INFORMATION ATTACHED

Notice of this application was circulated to all properties located within 120m of the property as required by the Planning Act Regulation. Due to the nature of this property, notice was extended to the next closest Island. Notice was also circulated to all required public bodies and agencies.

6. SUMMARY AND RECOMMENDATIONS

In accordance with the provisions of the *Planning Act*, the undersigned has reviewed the proposal having regard to matters of provincial interest and for consistency with the Provincial Policy Statement 2020 and Growth Plan for Northern Ontario. In addition, the application has been reviewed within the context of the West Nipissing Official Plan and Zoning by-law No. 2014-45. The proposed subdivision application to divide the property described as Island 193, Township of Bertram, Municipality of West Nipissing, into ten (10)

residential lots is in general conformity with the West Nipissing Official Plan and the Provincial Policy Statements as it relates to residential development in the waterfront areas. If a recommendation to approve the draft plan of subdivision is forthcoming by the West Nipissing Planning Advisory Committee, the conditions attached as Appendix 1 be appended to and form part of the draft approval.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Melanie Ducharme', written in a cursive style.

Melanie Ducharme, Planner

Figure 1 – Aerial Imagery of Subject Property

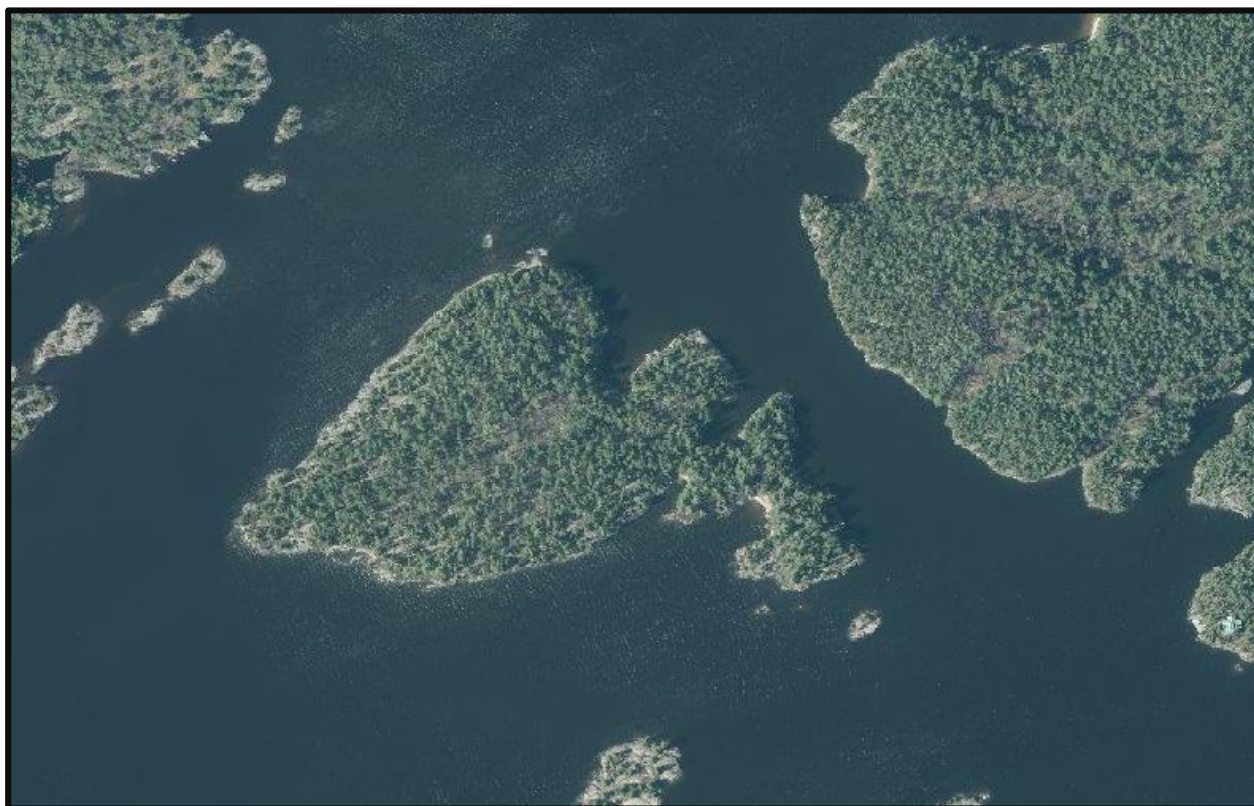


Figure 2 – French River Area Parcel Fabric

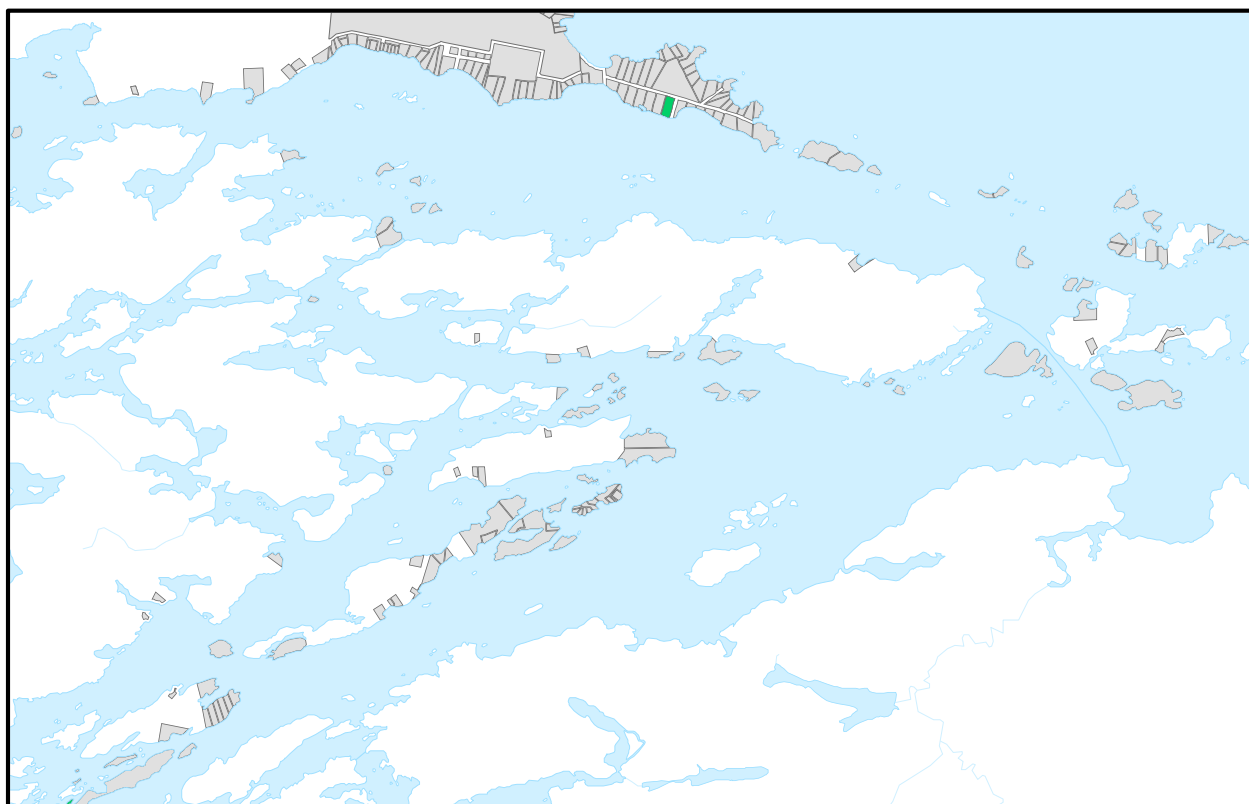


Figure 3 – Proposed Draft Plan of Subdivision

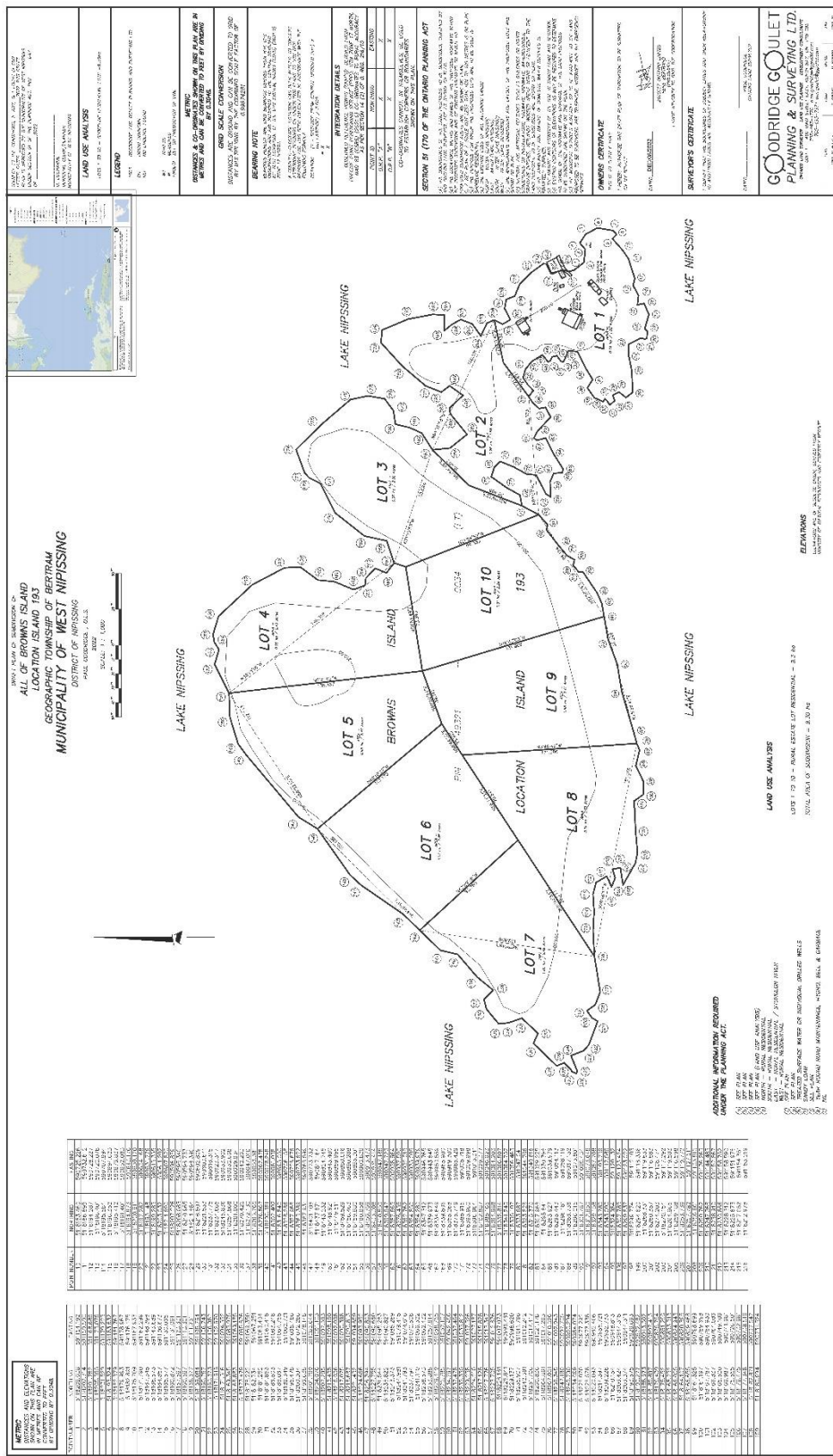


Figure 4 – West Nipissing Official Plan – Land Use Schedule

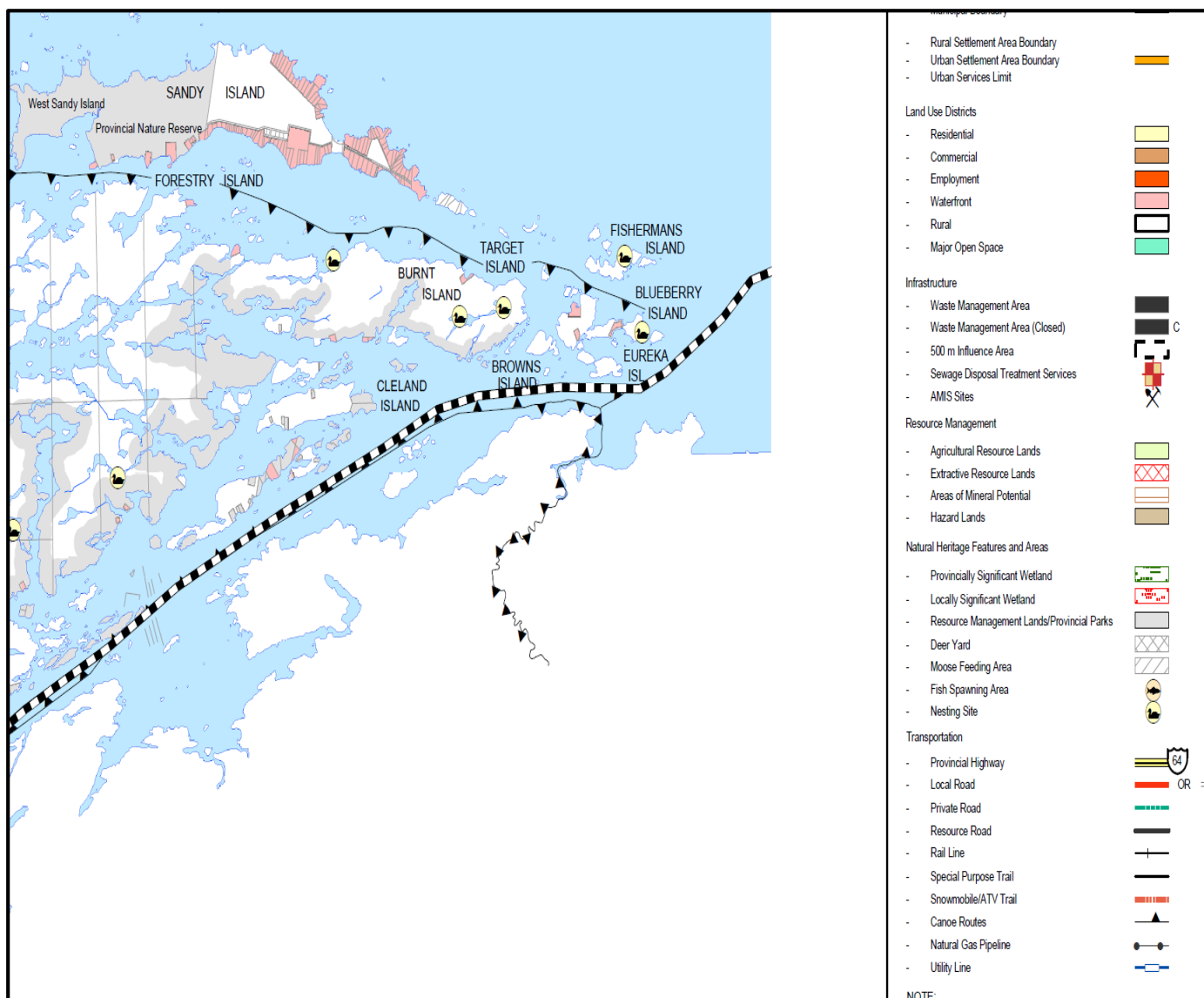


Figure 5 – West Nipissing Zoning By-law No. 2014-45

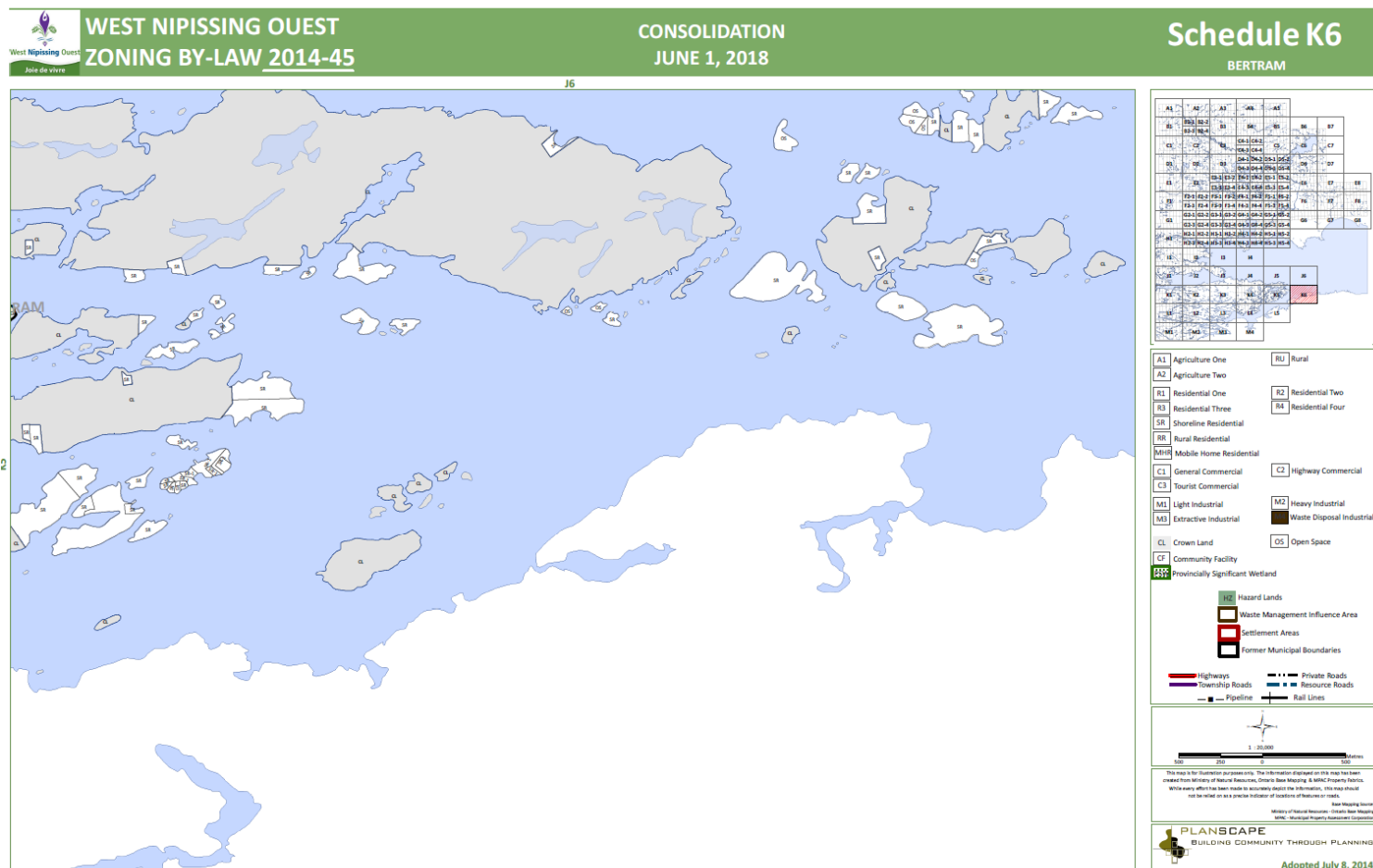
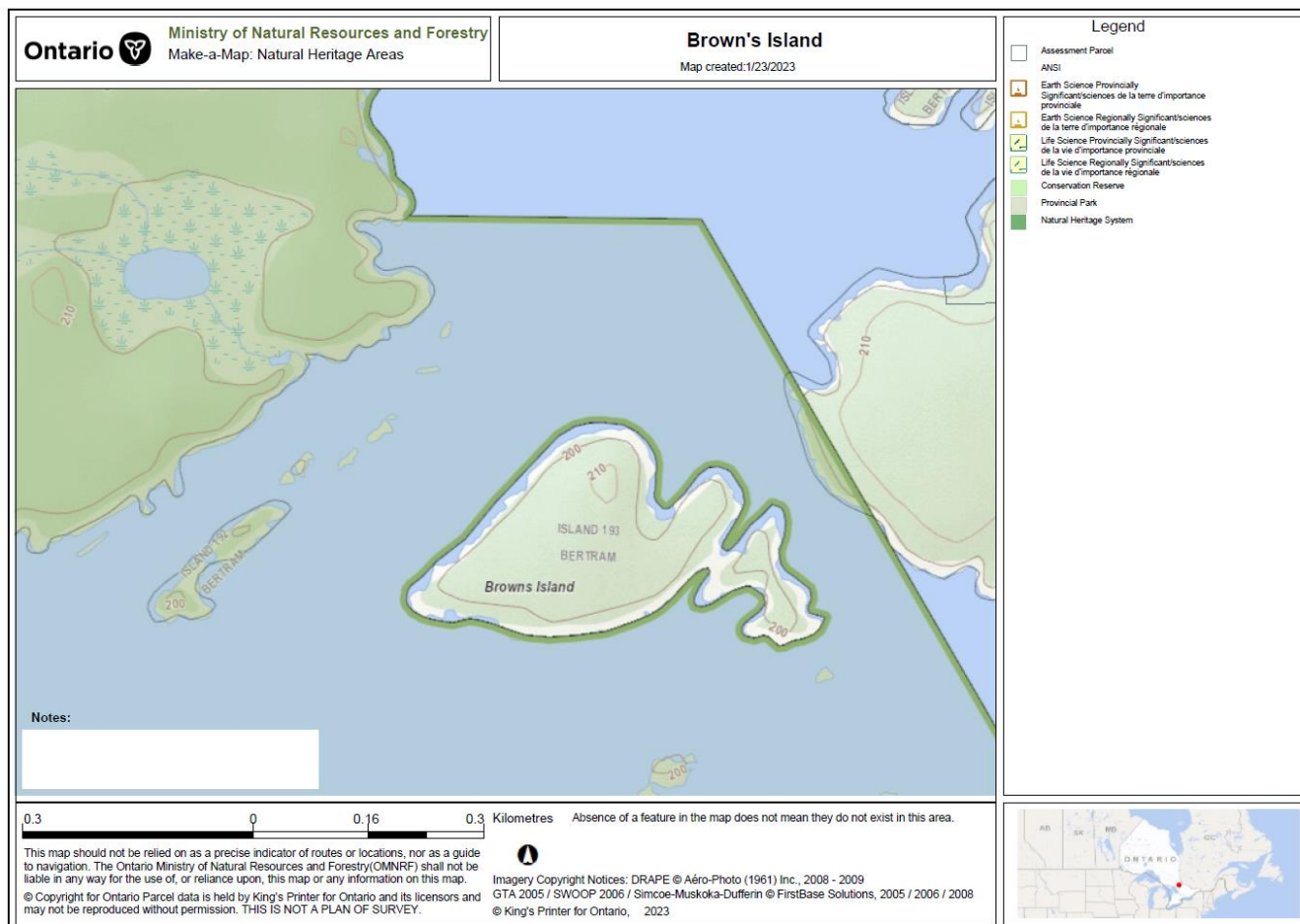


Figure 6 – Natural Heritage Feature Mapping



Appendix 1 - Comments

Submissions included as separate documents to this Report.

Appendix 2 – Conditions of Draft Approval

SPECIAL CONDITIONS OF DRAFT APPROVAL

If an approval is forthcoming by the West Nipissing Planning Advisory Committee, it is recommended that the following conditions be imposed on the Owner along with the Conditions of Draft Approval included in Schedule “A” hereto:

- 1) The Corporation of the Municipality of West Nipissing’s conditions and amendments to final plan of approval, for registration of Subdivision File No. SUBD2023/00 made by 2400517 Ontario Ltd. are as follows:
- 2) That this approval expires three (3) years from the date of approval shown by the “Draft Plan Approval Stamp” on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the *Planning Act*, the three (3) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the *Planning Act*.
- 3) This Draft Approval applies to the Plan of Subdivision prepared by Goodridge, Goulet Planning & Surveying dated December,,,,, 2022.
- 4) That prior to signing the Final Plan by the Municipality, the proposed subdivision conforms to the Zoning By-law in effect for the Municipality or with respect to any zoning conditions contained herein;
- 5) The Owner shall enter into a Subdivision Agreement with the Municipality with terms and conditions satisfactory to the Municipality.
- 6) Prior to the earlier of any construction, including site alteration or Subdivision Agreement, the Owner agrees to submit an Environmental Site Assessment (ESA) report(s) prepared by a qualified person, in accordance with the *Environmental Protection Act* and its regulations and all applicable standards, to the Municipality for peer review and concurrence. Such report shall include, but not be limited to, impact on water quality and species at risk, if any.
- 7) The Owner shall implement any recommendations of the accepted technical reports/studies submitted in support of the Draft Plan of Subdivision to the satisfaction \ of the Municipality at no cost to the Municipality.
- 8) The Owner agrees to revise the Draft Plan of Subdivision, as necessary, to incorporate the recommendations to implement or integrate any recommendations from the above studies, and drawings.
- 9) Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.
- 10) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
- 11) That the Subdivision Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.

Natasha Liard

Subject: RE: Rezoning application ZBLA2023/01 and concurrent subdivision application SUBD2023/01 for Island 193, Bertram Township, West Nipissing

From:

Sent: January 26, 2023 9:43 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning application ZBLA2023/01 and concurrent subdivision application SUBD2023/01 for Island 193, Bertram Township, West Nipissing

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Melanie,

This email is to confirm that the attached "Island 193 Planning Application Concerns" report forms our written submission concerning the rezoning application ZBLA2023/01 and concurrent subdivision application SUBD2023/01 for Island 193, Bertram Township, West Nipissing (Brown's Island) and we wish to be informed of the committee's decision regarding same.

Thanks so much,
Mike and Robin Purcell
Island 143, Bertram Township, West Nipissing

Planning Application for a rezoning and proposed (seasonal/single detached) residential subdivision for Brown's Island #193, Bertram Township, West Nipissing to create 10 lots with up to 2 dwellings per lot.

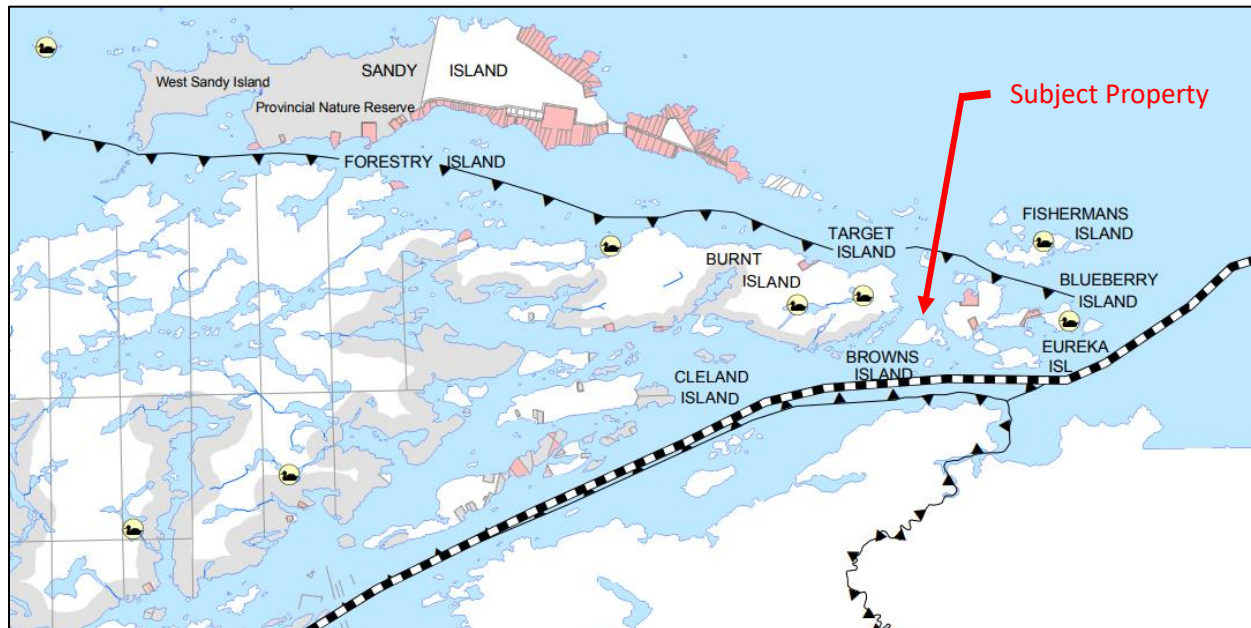


Figure 1 Subject Property

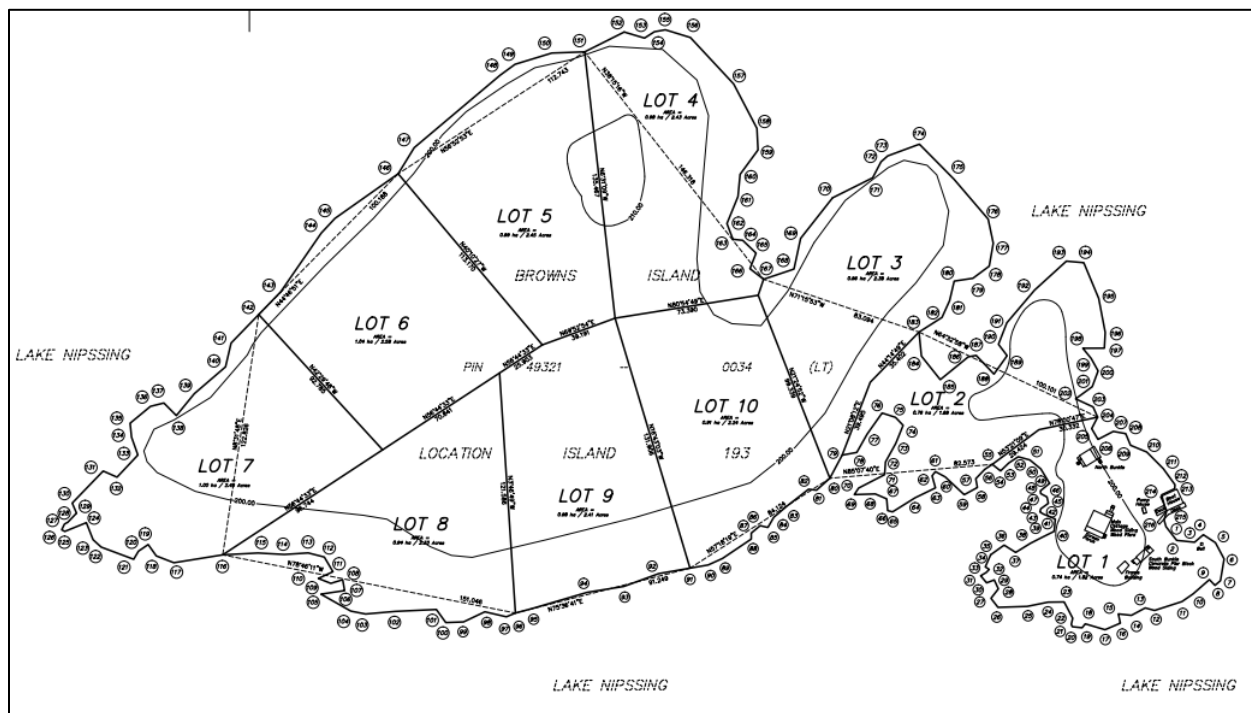


Figure 2 Proposed 10 lot subdivision.

We are requesting that Council for the Municipality of West Nipissing refuse the proposed ten lot (seasonal/permanent residential) subdivision and rezoning of Brown's Island #193, Bertram Township, for the following reasons:

- The proposed density, scale and character of the subdivision is not in keeping with the upper French River and appears to be at odds with policies contained in the West Nipissing Official Plan (OP), the Provincial Policy Statement 2020 (PPS), and the Growth Plan for Northern Ontario (GPNO).

The upper French River is characterized by a scattering of cottage lots. This subdivision, however, proposes to concentrate 10 lots on a 9.3-hectare Island and allow for up to 20 residential dwellings (i.e., 2 dwellings per lot).

Further, the island is surrounded by the French River (waterway) Provincial Park - a Canadian Heritage River, is at the junction of two significant canoe routes, and across the water from two Provincial Park backcountry campsites.

As such, the proposed subdivision will significantly diminish visitors experience and negatively impact tourism and future economic development opportunities.

The OP, PPS and GPNO advocate for wisely managing change and recognize that long-term prosperity, environmental health and social well-being should take precedence over short-term considerations.

Applicable policies:

- PPS - Healthy and viable rural areas should be supported by providing opportunities for sustainable and diversified tourism, leveraging historical, cultural, and natural assets.
- PPS - on rural lands, allowable uses include residential development, including lot creation, that is locally appropriate.
- PPS - Settlement areas (e.g., Sturgeon Falls, Verner, Lavigne, etc.) shall be the focus of growth and development and that the health and financial well being of communities are sustained by promoting efficient development and land use patterns that consider for example, the need and availability of public services such as police, fire, emergency services, health care, and waste management.
- OP - The Municipality shall have regard for the protection, conservation or enhancement of features or attributes of the natural environment and natural heritage features and areas... Consideration should be given to conserving scenic vistas, special views and landmarks in making development decisions.

- We are concerned that the cultural heritage landscape, and archeological values of the Upper French River will not be adequately protected, conserved, or enhanced by the proposed subdivision.

The French River is known for its rich history and contains many valuable natural and cultural features including undiscovered archeological artifacts, and therefore worthy of conserving and protecting.

This Island, at the mouth of the lake contains protected beaches and as such, may have historically provided opportunities for stop overs either before or after crossing Lake Nipissing.

The OP is consistent with the PPS and GPNO by stating that it is the intent of the plan to provide appropriate mechanisms to conserve or protect heritage and cultural heritage landscapes including historically designed parks, scenic lookout points, sacred landscapes and areas of archaeological potential (artifacts, sites of past settlement and burial sites).

We therefore support the need for a cultural heritage landscape impact assessment and archaeological assessment report respecting the subject property – as per the OP's list of studies that may be required to support proposed plans of subdivision.

- We are concerned with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units.

The subject property is characterized by considerable exposed bedrock and very little soil overburden.

Although inaccessible by road, upper French River properties are capable of being occupied 4 seasons of the year, with pause during ice up and ice out times.

We therefore support the need for a hydrogeological study and technical information pertaining to physical characteristics and hydrology of the property to accommodate septic systems and intensity of development - as per the OP's list of studies that may be required to support proposed plans of subdivision.

- We are concerned with impacts the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species; especially considering a changing climate.

The French River and Lake Nipissing contain a diversity of habitat and host a variety of plant and wildlife, including rare and endangered species.

The recent UN Biodiversity Conference (COP 15) held in Montreal, notes that *“The stakes could not be higher: the planet is experiencing a dangerous decline in nature as a result of human activity.”*

The subject Island is a renowned wildlife refuge. Osprey have been nesting at the island continuously for over 20 years. Although the nest is near the existing cottage, additional human activity would undoubtedly have a negative impact on the nesting site as well as on other plant and wildlife on the island.

Further, the Provincially threatened Blanding’s Turtle has been sighted (and photographed) in the vicinity of the island.

We therefore support the need for Impact Assessments - as per the OP’s list of studies that may be required to support proposed plans of subdivision.

- We are concerned with impacts the proposed subdivision will have on local and downstream water quality.

Water is a precious resource that is vital to all life, and therefore protecting it from degradation is paramount. Residential development can contribute to water quality degradation through landscape and building maintenance practices, setbacks, and from spills or discharges to land and waterbodies.

We therefore support the need for Impact Assessments to determine impacts and measures for protection - as per the OP’s list of studies that may be required to support proposed plans of subdivision.

Natasha Liard

Subject: RE: Rezoning Brown's Island #193,

From:

Sent: January 23, 2023 4:44 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning Brown's Island #193,

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Melanie,

I'm a longtime visitor to the French River, having spent many summers up near Brown's Island, an experience which has informed my current research position as an environmental historian and archaeologist.

The French River is a unique cultural homeland to Anishinaabe peoples and a dynamic environmental hub for various terrestrial and aquatic species. Acknowledging these cultural and ecological values, the French River was designated a Provincial Park in 1986.

Brown's Island is uniquely situated at the intersection of Lake Nipissing and the French River — a biological hotspot that straddles mixed freshwater aquatic systems with crenulated shorelines, bays, estuaries, and multi-bar beaches. These diverse systems are supported by a broad integration of hydrological effects from both river currents and open lake upwelling.

There are numerous freshwater and edge-affected species such as fish, large mammals, and amphibians, which are currently under threat from compounding impacts of human land-use and climate change.

I have concerns about the rezoning of Brown's which proposes to increase anthropogenic footprints in an already fragmented and sensitive landscape. Increasing lot density raises important questions about increased traffic, waste, and pollution and health impacts. Small island ecosystems are some of the most challenging landscape features to adequately mitigate against land-use changes. This is especially true for dramatic land-use changes, like the proposed rezoning which will increase the human footprint by 400%. There is no question that this rezoning will result in unmitigable impacts to biota throughout the region and reduce direct economic values that drive the local economy.

Please feel free to contact me if you have any other questions. In gratitude,

Chelsey

Chelsey Geralda D. Armstrong, PhD (she/her/hers)

Assistant Professor, Simon Fraser University

[Historical-Ecological Research Lab](#)

Review Editor, [Human Ecology](#)

Board of Directors, [Society of Ethnobiology](#)

Natasha Liard

Subject: RE: Rezoning Island 193

From:

Sent: January 23, 2023 3:50 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie, As a long time French River cottager, I have grave concerns with the application for the rezoning and proposed subdivision of Island 193. While I am not against development of private land, this proposal is neither reasonable nor conducive to maintaining the natural balance of the French River waterways and islands. I dread an application like this could be passed, thinking long term to the precedent and prejudice being set by such a subdivision. Sadly, this application seems to be driven by monetary gain with little disregard to environmental, fish/bird habitats, and provincial waterway limitations I would like to be included and informed of any proposals regarding File #ZBLA2923/01. I have included an attached PDF document which expresses specific concerns. Thank you for your consideration of my requests.

Sincerely,

Gina Lynn Armstrong Aro

Natasha Liard

Subject: RE: Island 193 rezoning concerns

From:

Sent: January 23, 2023 3:28 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Island 193 rezoning concerns

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie,

As a lifetime French River cottager, I have serious concerns with the application for the rezoning and proposed subdivision of Island 193. This proposal is neither reasonable or in line with maintaining the natural French River waterways and islands.

I fear that an application like this could be passed and then thinking long term to the precedent and prejudice being set by such a subdivision.

This application shows little regard to environmental, fish/bird habitats, and provincial waterway limitations.

I would like to be included and informed of any proposals regarding File #ZBLA2923/01.

Additionally I have included an attached PDF document which expresses specific concerns.

Thank you for thought and consideration into the matter,

Sincerely,
Lynlee Armstrong

Sent from my iPhone

Natasha Liard

Subject: RE: Rezoning Application Island 193

From:

Sent: January 26, 2023 8:25 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Rezoning Application Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melanie,

I am writing to you to express my opposition to the application for rezoning of Island 193 also known as Brown's Island. I am the owner of Island 196 which is within 1 kilometer of 193. I have spent the past 63 years in the area – which I know very well, and enjoy the peace and tranquility that the Upper French River offers and is renowned for.

There are a number of reasons why I oppose this development including the following:

1. It is completely inconsistent with what the Upper French River represents in terms of natural beauty and historic significance.
2. Virtually all of the surrounding properties are zone as Shoreline Residential. The proposed rezoning allows for up to 20 structures on 10 lots which is far too many relative to the surrounding properties.
3. Island 193 is adjacent to the French River Provincial Park. In fact, 3 camp sites are immediately to the west of Island 193 separated by a narrow channel which also serves as a canoe route.
4. To my knowledge there have been no impact studies or assessments performed. This includes environmental, archeological, or the impact on fish and wildlife -which this development would no doubt impact.
5. As I have good knowledge of Island 193, I cannot see how it could support the number of docks required. In many areas, the shoreline is not amenable to any sort of dockage including floating docks due to their exposure to significant wind and wave action.
6. The increase in boat traffic would have a significant impact on the recreational activities enjoyed by local residents and tourists alike.
7. As Island 193 sits at the head waters of the French, all properties downstream will be impacted by the increased development.
8. The development of Keystone a number of years ago has affected many local residents in that area in a negative way. There is no question this development would result in similar negative impact to adjacent property owners.
9. The previous owner, who's family owned the property from 1956, is very much opposed to the development and sold the property on the understanding that it would remain as it is today.
10. If approved, this development would be precedent setting potentially allowing for future development that would literally destroy one of the greatest natural heritage sites in Canada.

Please take these reasons into due consideration when preparing your recommendation to council.

Respectfully

Tim Bremner

Natasha Liard

To: Melanie Ducharme
Subject: RE: Rezoning and Subdivision of Island 193 in the French River

From:
Sent: January 23, 2023 3:59 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: Rezoning and Subdivision of Island 193 in the French River

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie,

As a long time visitor to the French River, I have serious concerns with regard to the potential rezoning and proposed subdivision of Island 193.

I was stunned and dismayed to learn about this application which, if approved, will surely damage the the natural balance of the French River waterways and islands. To approve such an application, one that is apparently based on monetary gain over and above environmental and ecological concerns, would set an extremely harmful precedent.

Please keep me informed of any advancements regarding File #ZBLA2923/01, as well as any actions that we as French River cottagers can do to prevent such disastrous action.

Thank you kindly,

Nancy O'Rourke

Dr. Nancy O'Rourke

Natasha Liard

To: Melanie Ducharme
Subject: RE: Zoning Application - Brown's Island 193, File: ZBALA2023/01

-----Original Message-----

From:
Sent: January 20, 2023 10:46 AM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Cc:
Subject: Zoning Application - Brown's Island 193, File: ZBALA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ducharme,

We are the registered owners of 2 properties located in Bertram Township which are identified by the Municipality of West Nipissing Tax Roll numbers a) 4852 200 00115 400 0000 and b) 4852 200 00115 405 0000.

We have become aware of an application that has been made to amend the zoning provisions that govern the above noted property and wish to record our objection to this application. I understand that there is a meeting of the Planning Advisory Committee scheduled for January 30th to consider these amendments and we would like to attend this meeting. Further to this I understand that there are a number of options to attend for those who can not appear in person and ask that you please send me the links which will enable us to attend remotely.

I will, prior to the meeting, be sending you a written submission that will outline the reasons for our objection to this application so that these can be incorporated and considered in the Committee's review of the proposed amendments. We will send our written submission to Councillor Courchesne and Mayor Thorne Rochon as well so that they are directly aware of our concerns and objection. That said would you please advise me of any other members who sit on the Planning Advisory Committee and their respective emails so that I can make them aware of our objection in advance of the January 30th meeting.

Finally we wish to confirm that this is also our written request to be notified of the decision of Committee and possible Ontario Land Tribunal Hearing in respect to the proposed zoning amendment.

We look forward to your confirmation of receipt of this objection and further response re all members of the Planning Advisory Committee and the links for attending the meeting remotely.

Thank you,

George and Janet Hendrie

Sent from my iPad

Natasha Liard

To: Melanie Ducharme
Subject: RE: Brown's Island #193 - Application for Rezoning

From:
Sent: January 23, 2023 3:56 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: RE: Brown's Island #193 - Application for Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Afternoon Melanie,

I am sending you this email to notify you of my concerns with the rezoning of Brown's island. As an avid Upper French River seasonal resident my family recognizes the environmental impacts every single additional access has on the area. Remote, boat access cottages hold extremely higher carbon accountability due to inefficient access with boats in summer or all terrain vehicles/snow machines in the winter. Any progressive growth with additional cottages or subdivision poses significant environmental risks. This concern is not only about the rezoning of this area, but the precedence of a waterfall of additional islands following suit for the potential financial gains. Until there are significant means to access cottages in the area with a lower environmental impact, we all have the burden of responsibility to protect this area.

Thank you for considering my concerns.

Jason Pichette | Vice President, North Bay Operations

180 Shirreff Ave, Suite 230, North Bay, ON P1B7K9 Canada



Natasha Liard

Subject: RE: Island 193 subdivision proposal

-----Original Message-----

From:

Sent: January 24, 2023 2:00 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Island 193 subdivision proposal

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Melanie

I am writing in opposition to the proposal being forward regarding the possible subdividing Brown's Island into 10 lots for further development. Having been on the French River for over 30 years I have paddled around and walked upon the island many times. In my opinion it cannot sustain the extent of proposed building being suggested. It is basically a rock with very little soil, home to many different forms of flora and fauna unique to the area. The possible construction of up to 20, what are basically 4 season cottages, up from the current 1 two week per year cottage, would be a nightmare. To even entertain such a proposal without a great deal of further discussion and environmental impact assessments would be detrimental to this delicate ecosystem.

Thank you. Please keep me up to date in this matter. I believe it is file number ZBLA2923/01.

Yours truly,

Bil Carr

Sent from my iPad

Natasha Liard

Subject: RE: Island 193 Rezoning and Plan of Subdivision

-----Original Message-----

From:

Sent: January 24, 2023 11:32 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Island 193 Rezoning and Plan of Subdivision

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie,

I wanted to let you know that I will be at the meeting next Monday, and would like to register opposition to this application for the following reasons...please see the attached PDF.

Many thanks,

Jane Hendrie Macdonald

Natasha Liard

Subject: RE: BROWN ISLAND

From:

Sent: January 24, 2023 2:32 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: BROWN ISLAND

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am Scott Norris with a cottage at the Narrows and agree with your concerns regarding the zoning on Brown Island. Please include me in any communication regarding this subject.

Scott Norris

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

From:

Sent: January 24, 2023 3:53 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

Hi Melanie,

I would like to share my concern with the proposal for rezoning and proposed (seasonal/single detached) residential subdivision for Brown's Island #193, Bertram Township, West Nipissing to create 10 lots with up to 2 dwellings per lot.

I agree with the concerns in the attached PDF file. It is critical to recognize the limitations of this type of landscape for withstanding the impact of development and unrestricted recreational use. The thin soil and delicate plant species are easily disturbed and destroyed. In my time vacationing seasonally on the French River I have seen a great increase in motor boat use with associated fuel, noise and wave impacts on wildlife. I have also noted a marked decrease in species like common loons and water snakes. In the past we enjoyed watching loons and their young near our islands where they were able to nest, but it has been several years since we witnessed juvenile loons near our cottage. This is a concern and we are left to wonder if recreational boating is contributing to lack of nesting success.

It is critical that the density of cottage development be limited to ensure that the private use does not spill over to the sensitive protected parkland. There are already sites on the river where unrestricted campfires and "partying" have led to excessive garbage, trampling of native plants and destruction of habitat. The ability of authorities to regulate such activities, in addition to overfishing, is limited. The best defence is to ensure that dwellings are located with sufficient low density that there is less likelihood the private use will spill over to nearby public lands, and to encourage developers to maintain a philosophy of low impact developments.

I am also very concerned that the Lake Nipissing and French River waters be protected from septic leaks, fuel discharge and other pollutants including detergents, cleaning solutions, etc.. The density of development proposed will set a precedent for private land development that could lead to much greater recreational use and development impacts including 10 docks on this island alone and 10 or more additional motor boats, jet skis etc using the local area. The French River Waterway Park is greatly valued for its pristine character. This aspect has always been forefront in the way my family has used and enjoyed the Park and our own private land for the past 50 years. I urge Council to protect this park from overdevelopment for the benefit of many future generations who wish to enjoy the wilderness values that remain at this time.

I would like to receive more detailed information to describe the development proposal and would appreciate if this can be shared to the following email.

Beth McEwen

Thank you. Please let me know if I need to do more to ensure my concerns are considered.

I look forward to receiving additional information.

Beth

Natasha Liard

Subject: RE: Island 193, Upper French River

From:

Sent: January 24, 2023 4:35 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Island 193, Upper French River

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie,

Thank you for taking the time to speak with me today.

I am requesting a copy of the application to divide Island 193 on the Upper French River into separate cottage lots and any pertinent accompanying information.

Also please provide the link(s) to access the meeting open to residents /taxpayers.

Thank you,

Sherrill Richards

Island 99, UFR

Natasha Liard

Subject: RE: Proposed Dev File #ZBLA2023/01

From:

Sent: January 25, 2023 7:17 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Dev File #ZBLA2023/01

Importance: High

Dear Ms. Ducharme,

I am a cottage owner on the Upper French River. I co-own, with my sisters, Island no. WB164A- 1, tax roll no. 4852 200 00111900.0000. Under the family name of Kunkle, Guthrie and presently Bergen, we have owned this property for more than 100 years, since 1922 and have cherished it.

I am deeply concerned and opposed to the property development on the proposed development File #ZBLA2023/01, a rezoning and plan of subdivision for Brown Island 193, to create 10 lots which can accommodate up to 2 dwellings per lot.

We are strongly opposed to this application for the following reasons:

- The proposed density, scale and character of the subdivision is not in keeping with the Upper French River (UFR) and appears to be at odds with policies contained in the West Nipissing Official Plan
- Concern for the cultural heritage landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision
- Concern with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units
- Impact the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species, especially considering climate change.
- Impact the proposed subdivision will have on local and downstream water quality

Furthermore, if such a development is allowed to proceed it will open a precedent to more developments like this one to spread thru the area and provincial park, damaging eco-systems and destroying what is left of this land. In short we are strongly opposed to this proposal moving forward.

I am aware of the upcoming meeting on January 30, 2023 at 6pm. Please keep me informed of any upcoming meetings pertaining to this proposal. Thanks you.

Sincerely,

Jennifer Guthrie Bergen
663 Cattail Road, Livingston Manor NY 12758

Natasha Liard

To: Melanie Ducharme
Subject: RE: attention Melanie Ducharme re proposed development File #ZBLA2023/01

From:
Sent: January 25, 2023 11:38 AM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: attention Melanie Ducharme re proposed development File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ms. Ducharme

My name is Tina Cooper- and my family (by Marriage) has had a cottage on the Upper French for many decades. Critchleys

I am opposed to the development for all of the concerning reasons listed in the attached PDF including:

- The proposed density, scale and character of the subdivision is not in keeping with the Upper French River (UFR) and appears to be at odds with policies contained in the West Nipissing Official Plan
- Concern for the cultural heritage landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision
- Concern with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units
- Impact the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species, especially considering climate change.
- Impact the proposed subdivision will have on local and downstream water quality

Also, as a mom of an 11 year old, who loves to swim in the nearby narrow off our dock with her young friends, I am very fearful of 10 fold increased boat traffic in the area if such dense development occurs, creating dangerous conditions for our kids and our dogs.

Thank you for adding my name to the list of those opposed to this scale of development.
Tina Cooper

Natasha Liard

To: Melanie Ducharme
Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193

From:
Sent: January 25, 2023 3:16 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: Proposed Application for a re zoning and subdivision of Browns Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As someone who has visited French River for over 30 years, I oppose the proposed rezoning, for environmental reasons and noise/ boat traffic reasons. Surprised that this is even possible. Compare Algonquin, where the provincial government has been trying to end cottaging since the 50s. Extensions have been made, at the request of cottagers who cite family traditions and good behavior. French River cottagers with similar attitudes should resist further extension of cottages. Polluting waterskiing and noisy skidoing might also be resisted -- we are very lucky to be grandfathered. So, oppose and also behave responsibly ourselves.

Jonathan Burgess

Natasha Liard

Subject: RE: West Nipissing Planning Committee

From:

Sent: January 25, 2023 2:45 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: West Nipissing Planning Committee

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

West Nipissing Planning Committee
225 Holditch Street
Suite 101
Sturgeon Falls, Ontario,
mducharme@westnipissing.ca

Dear Melanie,

I am requesting that the council for the municipality of West Nipissing refuse the proposed 10 lot permanent residential subdivision and rezoning of Brown's Island number 193, Bertram Township.

My family has owned Island number WB162-1 since 1946, my grandchildren will now be the 5th generation to own this island.

We have always had an enormous amount of respect for the integrity of the French River. I do not see any good coming to the environment by having 20 families with no emotional ties to keep up the integrity of this land.

Please deny the request to subdivide this island.

Thank you in advance for your kind consideration.

Sincerely,

Lizabeth Trescher Gallagher

--

Lizabeth Trescher Gallagher
Special Education Teacher
Misericordia University

Natasha Liard

Subject: RE: Development of Brown Island, French River, Lake Nippissing Ontario

From:

Sent: January 25, 2023 2:40 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Development of Brown Island, French River, Lake Nippissing Ontario

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie,
Municipal Clerk, Planner
West Nippissing Ontario

It has come to my attention that there is a proposed residential development to be reviewed by the planning department of West Nippissing on Brown Island, French River, Lake Nippissing, for 10 lot capable of constructing 20 dwellings. Is the island part of the French River Provincial Park?

My family has a 2 acre parcel of land with a cottage and boat house on Burnt Island (WBUR1057) that has been in the family since 1957. I believe that we are only allowed to have one single family residence for a 2 acre lot. Is this correct?

According to Google Earth, Brown Island is 22.05 acres which would only allow 11 single family dwellings if the 2 acre lot per unit is correct.

In comparing this proposed development, the only similar subdivision is Torrance Island/Keystone Camps. This subdivision is approximately 12 + - single family residences plus the old Keystone Lodge on 11.23 acres. I believe that the residences share a public septic system that was installed for the old lodge.

My question is if the island is not in the Provincial park, is the subdivision for 10 lots and having 20 dwellings meet the zoning requirements? If there are only 10 lots, can there be two full separate family dwellings per lot?

Can two dwellings share an on lot septic system or does each dwelling be required to have separate certified septic systems.

Due to the soil composition of the island, can the soil accept 20 individual septic systems? Has a septic system review on the lot been verified for 10 lots and 20 dwelling units or is a community septic system being planned?

If a community septic system is to be used, who inspects it and how much acreage is required to support the planned development? Where will the discharge of the waste system be located and will it be tested on what type of time table?

I would appreciate having these simple questions reviewed at the Planning review meeting coming up next week. If there is not an approved septic system design in place meeting the requirements of West Nippissing Planning, I would highly recommend that the request for subdivision be declined.

My family is not excited about seeing a development so close since we travel approximately 650 miles from our house in Pennsylvania to get away from crowded lake residential developments. We have seen what has happened to beautiful Ontario lakes south of the French River and do not want to see it happen on the French.

Thank you for your review and time in this situation.

P. Scott Moore, Registered Architect

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193

From:

Sent: January 25, 2023 2:37 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Application for a re zoning and subdivision of Browns Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melanie,

Melanie Ducharme

Municipal Clerk/Planner for West Nipissing

[225 Holditch Street, Suite 101](#)

[Sturgeon Falls, P2B 1T1](#)

mducharme@westnipissing.ca

I am concerned with this development for the following reasons. Can you please include me on updates to this file and progress/decisions?

I have grown up on the French River at the Hardy Bay Club. I am a member and have been working on my cabin there for the last five years bit by bit.

This development proposal has many areas of concern both culturally and environmentally. I don't think anyone wants and AirBnB type rental community racing up and down the river with no concern for traffic, fishing, the land and it's people. Below are more specific areas of concern:

- The proposed density, scale and character of the subdivision is not in keeping with the Upper French River (UFR) and appears to be at odds with policies contained in the West Nipissing Official Plan
- Concern for the cultural heritage landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision
- Concern with the sewage carrying capacity of the Island to accommodate 10 lots and up to 20 dwelling units
- Impact the proposed subdivision will have on fisheries, wildlife, areas of natural and scientific interest, endangered and threatened species, especially considering climate change.
- Impact the proposed subdivision will have on local and downstream water quality

Please do keep me informed in file #ZBLA2023/01 – I hope this development project will be denied.

Thank you for all you do up there!

Trevor Waters

Hardy Bay Club – French River

110 Marine Parade Drive #1508

Etobicoke, M8V0B6

Natasha Liard

To: Melanie Ducharme
Subject: RE: Brown Island File ZBLA2023/01

From:
Sent: January 25, 2023 1:59 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: Brown Island File ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melanie,

I was horrified to hear about the Brown Island development plans of squeezing 20 dwellings onto a single island on the French River. That is definitely not in keeping with the history of the French River, the ecology of the French River or the foundation of the French River Provincial Park.

Aside from the aesthetics of a planned community sticking out like a neon sign in the wilderness, my biggest concern is where are the 20 plus cottage dwellers going to use the bathroom on an island composed of rock? Will my family begin to see human waste floating in the water or wads of toilet paper washing up on rocks? The idea is disgusting, but a distinct possibility.

Realistically, the thought of so many cottages crowded on one island does not make sense. Is someone out to make a quick buck and ruin the French River for everyone else who has been there for generations? Is a strip mall next?

The mainland with roads and dig-able land is where 20 buildings should go, not the French River. This is not what the neighborhood wants. It is out of line and out of harmony with the natural surroundings that make the French River magical for all of its residents and the many, many visitors who canoe through each year.

Please do not allow Brown Island to be developed in a manor that taints the beauty and natural habitats of the French River we all know and love. I would be happy to speak with you on the phone if necessary and I do plan to be on the Zoom call on January 30th. If you could, please keep me informed on this issue.

If the greedy developer of Brown Island is allowed to over populate and degrade the serenity of the French River, who is next? It's essential that a statement and policy be made so the future of the French River and the Provincial Park remains a safe haven for fish, wildlife and residents who respect the balance of living simply and peacefully together.

Thank you for your time and attention,
Jill Littig, Island 162

Natasha Liard

Subject: RE: Brown's Island 193 Rezoning

-----Original Message-----

From:

Sent: January 25, 2023 11:57 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Fwd: Brown's Island 193 Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>>

>> Good Afternoon Melanie,

>>

>> I have been made aware of the above proposed development and having been involved as a developer in recreational properties on Nosbonsing Lake, I too am concerned that the appropriate due diligence normally required to support a development of this nature has not been completed by the proponent.

>>

>> Our development incorporated a 10.32 ha site and was limited to 8 lots with no opportunity for a secondary dwelling on any of the original 8 sites. We completed the following reports as part of our due diligence:

>>

>> 1) A Scoped -site Environmental Impact Study Report

>> 2) That report included updates required as a result of the significant changes to the Provincial Policy Statement on the Endangered Species Act, the Ecological Land Classification and the Criteria for Significant Wildlife Habitat.

>> 3) Four natural heritage categories were considered to complete this scoped site:

>> Habitat of Endangered and Threatened Species, including Fish Habitat

>> Significant Wetlands which may not be applicable in this development,

>> Significant Wildlife Habitat Ecoregion 5E Criterion Schedule

>> Significant Areas of Natural and Scientific Interest

>>

>> We and all prospective buyers entered into a Registered Plan of Subdivision that required each purchaser to acknowledge that they would abide by it's requirements which included entering into a site plan control agreement, obtain required septic tank permits from the North Bay Mattawa Conservation Authority and in our case having drilled wells.

>>

>> It may be prudent to delay this request given the above information that I have provided in order to protect the Municipality and to ensure that the developments respect the interests of the surrounding landowners that have been part of the French River for over 100 years.

>>

>> Respectfully Submitted,

>> Jane and Tony Limina

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

From:

Sent: January 25, 2023 12:27 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Fw: Proposed Application for a re zoning and subdivision of Browns Island 193 on MONDAY JANUARY 30TH

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ducharme,

A few days ago, we became aware of the rezoning request and plan of subdivision for Brown Island #193 on the French River made to the Council of the Municipality of West Nipissing to create 10 lots which can accommodate up to 2 dwellings per lot.

We understand that a public meeting of the Planning Advisory Committee is scheduled for January 30th to discuss this matter and we plan to attend.

We also request that we be included and informed about the Planning Committee's activities and decisions on this matter of the proposed development File #ZBLA2023/01.

We are writing to you to express our great concerns over this rezoning request and the impacts that such a housing development would have on the Upper French River. As cottagers on the Upper French, our primary concerns are for the environmental impacts of such a dense housing development on an island the size of Brown Island, specifically concerns with the sewage carrying capacity for this island and how the water quality of the River may be negatively impacted.

Attached you will find a PDF document listing the multiple concerns that cottagers on the Upper French River share regarding this proposed development. Rather than copying these concerns and repeating them in this email, we will simply state that we share all of these concerns and urge the Council of the Municipality of West Nipissing to remain committed to the West Nipissing Official Plan for the Upper French River.

The French River Provincial Park is a natural treasure in Ontario.

We strongly urge that the Council NOT APPROVE this short sighted rezoning and development request.

Sincerely,

Susan A. Lafferty

Scott W. Lafferty

Members of the Upper French River Cottagers' Association

Natasha Liard

Subject: RE: Browns Island

From:

Sent: January 25, 2023 4:47 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>;

Subject: Browns Island

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Ducharme:

Our names are Mike Adams and Alberta Adams. We are providing input regarding the proposal for the development of Browns Island 193. I am co-owner of Island WB9A-1 (Adams Isle), which is located near Chaudiere Lodge and Lunge Lodge. Our family has owned this island since 1950, so I feel it is important to share my strong thoughts about this proposal. My sister-in-law and co-owner of WB9A-1 - Alberta Adams - shares similar thoughts to the points I've listed below.

My primary concerns are the following:

- If approved, this action would be a complete contradiction of the intent behind the designation in 1986 of the French River as a Canadian Heritage River by federal, provincial, and territory governments. The driving force in designating a Canadian Heritage River "is to conserve and protect the best examples of Canada's river heritage." The proposed development of Browns Island 193 would completely counter the intent of the designation and would be a severe blemish on the natural beauty of that part of the river.
- Approval of this proposal would set a terrible precedent. If this is approved, there would likely be more successful attempts for similar development over the years ahead. Do the current Upper French River residents, property owners, and officials really want to end up with a hodgepodge of development that is common in southern parts of the province?
- The west side of Browns Island already has extensive boat traffic from nearby cottage owners, lodge guests, individuals fishing in Lake Nipissing, and individuals boating to/from Sturgeon Falls. The proposed development for Browns Island would add boat traffic that would be problematic.
- The proposed density, scale, and character of the subdivision appears to be at odds with policies contained in the West Nipissing Official Plan. More simply stated, it would be a "blight" for the look & feel of that area of the river.
- The cultural heritage landscape, and archaeological values of the Upper French River, must be adequately protected and conserved; the proposed subdivision would potentially do the opposite.
- I have concerns with the sewage carrying capacity of Browns Island to accommodate 10 lots and up to 20 dwelling units. Local and downstream water quality should not be compromised.

- I have concerns about the impact the proposed subdivision will have on fisheries, wildlife, and endangered or threatened species. The already-stressed fishing habitat is a major concern for the economy of nearby communities (fewer visitors).

I would greatly appreciate being informed on the future decision of the proposed development File #ZBLA2023/01.

Please consider these concerns from me and my sister-in-law, along with the concerns offered by others who have the best interests for the future of the Upper French River. Thank you.

Mike Adams
1708 Three Meadows Place
West Lafayette, IN 47906
USA

Alberta Adams
2437 Dunlap St N
Roseville, MN 55113
USA

Sent from my iPhone

Natasha Liard

Subject: RE: Browns Island (193) application

From:

Sent: January 25, 2023 6:42 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Browns Island (193) application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie:

I spoke to you in early January about this application and sent an email to you.

I want to register my opposition to the above application. I will not be able to attend the meeting on January 30,2023 at 6pm.

Therefore I am providing you my written concerns:

My wife owns island 194 and to our knowledge she is the only cottage owner who was sent a notification of the application and meeting.As you explained to me this is a public process and the public are encouraged to participate. It seems to me that notifying only one of the neighbourhood landowners does not meet the spirit of a public process.

Secondly, Brown Island is surrounded by the French River Provincial Park with camping sites about 200 metres away and heritage canoe routes on either side of Brown island.The park is a place of great beauty to be shared by the public. This type of intensive development is inconsistent with the objectives of the park and the municipalities own official plan.

Thirdly, the Official plan and provincial regulations require a number of studies to be performed including environmental, geo technical studies, cultural and heritage studies. To my knowledge these studies have not been performed.

Fourthly, I note that the Official Plan allows for two dwellings per lot. Therefore if the application for 10 lots is approved, The applicant could conceivably build 20 dwellings . There is no precedent in the upper french river for this kind of intense development.

Fifthly, there is an osprey nest about 40 yards south of Brown Island. The wildlife around this part of the French River is plentiful such as bears, otter, golden eagles, blanding turtles. Some of these are endangered species. What impact will this intense development have on the local wildlife.

I request that the application be refused.

Kind regards
Jamie Macdonald

Natasha Liard

Subject: RE: Rezoning Application Island 193

From:

Sent: January 26, 2023 8:37 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning Application Island 193

Hello Melanie,

I am writing to you to express my opposition to the application for rezoning of Island 193 also known as Brown's Island. I am the owner of Island 196 which is within 1 kilometer of 193. I have spent the past 30 years in the area – which I know very well, and enjoy the peace and tranquility that the Upper French River offers and is renowned for.

There are a number of reasons why I oppose this development including the following:

1. It is completely inconsistent with what the Upper French River represents in terms of natural beauty and historic significance.
2. Virtually all of the surrounding properties are zone as Shoreline Residential. The proposed rezoning allows for up to 20 structures on 10 lots which is far too many relative to the surrounding properties.
3. Island 193 is adjacent to the French River Provincial Park. In fact, 3 camp sites are immediately to the west of Island 193 separated by a narrow channel which also serves as a canoe route.
4. To my knowledge there have been no impact studies or assessments performed. This includes environmental, archeological, or the impact on fish and wildlife -which this development would no doubt impact.
5. As I have good knowledge of Island 193, I cannot see how it could support the number of docks required. In many areas, the shoreline is not amenable to any sort of dockage including floating docks due to their exposure to significant wind and wave action.
6. The increase in boat traffic would have a significant impact on the recreational activities enjoyed by local residents and tourists alike.
7. As Island 193 sits at the head waters of the French, all properties downstream will be impacted by the increased development.
8. The development of Keystone a number of years ago has affected many local residents in that area in a negative way. There is no question this development would result in similar negative impact to adjacent property owners.
9. The previous owner, who's family owned the property from 1956, is very much opposed to the development and sold the property on the understanding that it would remain as it is today.
10. If approved, this development would be precedent setting potentially allowing for future development that would literally destroy one of the greatest natural heritage sites in Canada.

Please take these reasons into due consideration when preparing your recommendation to council.

Respectfully

Debra Cloutier
Owner of Island 196

Natasha Liard

Subject: RE: Proposed development file#ZBLA2023/01

From:

Sent: January 26, 2023 9:40 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed development file#ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melanie,

I am opposed to the development of the above file on the Upper French River. I see no reason why this property should be rezoned to a proposed 10 lots in an area where there are no municipal services, no policing, no fire service, no cell service, no electricity, and no potable water on a Canadian Heritage River, surrounded by crown land and bordering the French River Provincial Park.

If West Nipissing is going to support support subdivision and rezoning then they should be prepared to supply all the necessary services.

Concerned neighbour,

Holly Waters

Sent from my iPad

Natasha Liard

Subject: RE: proposed development File #ZBLA2023/01

From:

Sent: January 26, 2023 10:08 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: proposed development File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melanie:

I would like to voice my disapproval to the development concerned herein, for the reasons delineated in the attached document.

Please copy me on any notes or intentions as they relate to said proposal.

Thank you,

Jonathan Lembke
Cottager in Satchels Bay

Natasha Liard

Subject: RE: Island 193, French River

From:

Sent: January 26, 2023 10:12 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Island 193, French River

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melanie –

I'm writing to express my concern about the residential development of the above-noted island on the French River. It is vital that due process is followed and that the planning process is transparent to the public and all stakeholders. Of particular concern is that all environmental matters are addressed, including Species at Risk legislation and Federal Fisheries regulations.

Sandy Graham

Natasha Liard

Subject: RE: Proposal for rezoning

From:

Sent: January 26, 2023 10:46 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposal for rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Melanie Ducharme

My name is Joan Lango. My two sisters and I own property on Burnt Island and we are opposed to the rezoning and plan of subdivision for Brown Island 193 to create 10 lots. Our concerns reflect the attached pdf. I ask to be included and informed on the proposed development File #ZBLA2023/01

Thank you,
Joan M. Lango

Natasha Liard

Subject: RE: Proposed development File #ZBLA2023/01 - Browns Island Subdivision

From:

Sent: January 25, 2023 4:42 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed development File #ZBLA2023/01 - Browns Island Subdivision

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, please find attached a letter that describes my feelings about the proposed subdivision of Browns Island and a copy of the concerns put together by the local cottagers. I sincerely hope that the council does the right thing and refuses the developers request. Sincerely.

Jeff Hamilton

Melanie Ducharme
Municipal Clerk/Planner for West Nipissing
225 Holditch Street, Suite 101
Sturgeon Falls, ON, P2B 1T1

Subject: Proposed development File #ZBLA2023/01

To whom it may concern,

I was recently made aware of the proposed subdivision of Browns Island at the mouth of the Upper French River. I support the view that this proposal should be refused by the Council. The document prepared by Mr. Bremmer details the many reasons that this proposal is not in line with the policies of the local and provincial government. I also share concern regarding the waste created by 20 residences potentially occupied on a 12-month basis. It can't be good for the fishery or wildlife, and in particular, the endangered Blanding's Turtle.

As a French River cottager, I see no benefit of such a project, excepting the financial reward of the developer. I do hope that the council will refuse this proposal and other similar proposals.

Sincerely,

Jeff Hamilton, Island 99
Roll number 4852 200 00105900.000

Natasha Liard

Subject: RE: Brown Island Proposed development file#ZBLA2023/01

From:

Sent: January 26, 2023 12:58 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Brown Island Proposed development file#ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melanie,

I am opposed to the development of the Brown island on the Upper French River. I see no reason why this property should be rezoned to a proposed 10 lots in an area where there are no municipal services, no policing, no fire service, no cell service, no electricity, and no potable water on a Canadian Heritage River, surrounded by crown land and bordering the French River Provincial Park.

If West Nipissing is going to support support subdivision and rezoning then they should be prepared to supply all the necessary services.

Concerned neighbour,

Erica Waters

Natasha Liard

Subject: RE: Proposal regarding Browns Island 193

From:

Sent: January 25, 2023 4:33 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposal regarding Browns Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Ducharme:

My name is Mike Adams, and I am providing my input regarding the proposal for the development of Browns Island 193. I am co-owner of Island WB9A-1 (Adams Isle), which is located near Chaudiere Lodge and Lunge Lodge. Our family has owned this island since 1950, so I feel it is important to share my strong thoughts about this proposal. My sister-in-law and co-owner of WB9A-1 - Alberta Adams - shares similar thoughts to the points I've listed below.

My primary concerns are the following:

- If approved, this action would be a complete contradiction of the intent behind the designation in 1986 of the French River as a Canadian Heritage River by federal, provincial, and territory governments. The driving force in designating a Canadian Heritage River "is to conserve and protect the best examples of Canada's river heritage." The proposed development of Browns Island 193 would completely counter the intent of the designation and would be a severe blemish on the natural beauty of that part of the river.
- Approval of this proposal would set a terrible precedent. If this is approved, there would likely be more successful attempts for similar development over the years ahead. Do the current Upper French River residents, property owners, and officials really want to end up with a hodgepodge of development that is common in southern parts of the province?
- The west side of Browns Island already has extensive boat traffic from nearby cottage owners, lodge guests, individuals fishing in Lake Nipissing, and individuals boating to/from Sturgeon Falls. The proposed development for Browns Island would add boat traffic that would be problematic.
- The proposed density, scale, and character of the subdivision appears to be at odds with policies contained in the West Nipissing Official Plan. More simply stated, it would be a "blight" for the look & feel of that area of the river.
- The cultural heritage landscape, and archaeological values of the Upper French River, must be adequately protected and conserved; the proposed subdivision would potentially do the opposite.
- I have concerns with the sewage carrying capacity of Browns Island to accommodate 10 lots and up to 20 dwelling units. Local and downstream water quality should not be compromised.

- I have concerns about the impact the proposed subdivision will have on fisheries, wildlife, and endangered or threatened species. The already-stressed fishing habitat is a major concern for the economy of nearby communities (fewer visitors).

I would greatly appreciate being informed on the future decision of the proposed development File #ZBLA2023/01.

Please consider these concerns from me and my sister-in-law, along with the concerns offered by others who have the best interests for the future of the Upper French River. Thank you.

Mike Adams
1708 Three Meadows Place
West Lafayette, IN 47906
USA

Natasha Liard

Subject: RE: Proposed development file#ZBLA2023/01 - Chris Fry Island 150 - Objection

From:

Sent: January 26, 2023 11:09 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed development file#ZBLA2023/01 - Chris Fry Island 150 - Objection

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm registering my objection to the sectioning of Brown Island into 10 lots. It would be possible to see 100 to 150 people on that island on any given holiday weekend. The amount of garbage and sewage created would be beyond the natural environment to sustain. There is no mention of docks that are required. Most cottages have two or three boats plus other watercraft. This could easily add some 50 watercraft to a small area with no police or ambulance service in an emergency.

The density would be greater than Keystone Island. Keystone for the most part (the structures) has become a slum. Only a few properties are maintained and many are derelict. Most of the docks are dangerous, the main lodge is beyond salvage, new small structures continue to appear, and trees are cut down without a thought. This is the result of an earlier decision to section the island. Clearly, this was a mistake. Is the municipality going to make another?

Regards

Christopher Fry

Island 150

Natasha Liard

Subject: RE: Rezoning Application for Island 193

From:

Sent: January 26, 2023 2:54 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Rezoning Application for Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ducharme,

My wife and I are writing to express opposition to the application for rezoning Island 193, known as Brown's Island.

I am the past owner of Island 196 and have spent many summers in the last sixty years enjoying the wilderness atmosphere associated with this part of the French River and Lake Nipissing.

We believe the proposed rezoning is at odds with the very nature of the French River Provincial Park, which was established to preserve this historic and pristine area for the enjoyment of tourists and residents. Our understanding is that this rezoning allows for up to twenty structures on ten lots, which would conflict with the park's mission and endanger the tranquility which so many users enjoy.

Sincerely,

Peter and Carla Bremner

Natasha Liard

Subject: RE: Proposed Application for a re zoning and subdivision of Browns Island 193

-----Original Message-----

From: WATERS <kimwaters@rogers.com>

Sent: January 26, 2023 11:26 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc: Kathleen Rochon <kruchon@municipality.westnipissing.on.ca>; Kris Rivard <krivard@municipality.westnipissing.on.ca>; Roch St. Louis <rstlouis@municipality.westnipissing.on.ca>; Daniel Gagne <dgagne@municipality.westnipissing.on.ca>; Jamie Restoule <jrestoule@municipality.westnipissing.on.ca>; Kaitlynn Nicol <knicol@municipality.westnipissing.on.ca>; Anne Tessier <atessier@municipality.westnipissing.on.ca>; Fernand Pellerin <fpellerin@municipality.westnipissing.on.ca>; Jerome Courchesne <jcourchesne@municipality.westnipissing.on.ca>

Subject: Proposed Application for a re zoning and subdivision of Browns Island 193

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposed Application for a re zoning and subdivision of Browns Island 193 Dear Ms. Ducharme I am a co-owner of the family cottage on Island 150 of the French River not far from the proposed development.

I am opposed to the variance proposed to shrink the allowable lot size on Brown Island 183 and would request a redrawing of the proposed properties.

The French River Provincial Park is an environmentally sensitive area and the municipality supplies no garbage collection, no electricity , no sewage and lax bylaw enforcement.

The density proposed will lead to sewage, garbage and generator noise problems. All of which will decrease the enjoyment of the proposed properties and the neighbouring properties as well.

Although I would prefer no development, I understand the applicant has his own financial obligations and incentives to build. I would ask for reconsideration for a fewer number of lots to be allowed.

Yours Sincerely

Dr. Kim Waters

Sent from my iPad

Natasha Liard

Subject: RE: Development file # #ZBLA2023/01

From:

Sent: January 24, 2023 1:25 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Development file # #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Melanie:

I am writing today to express my concern about the proposed development of Browns Island 193 on the Upper French River.

I am deeply concerned that this proposal will have a negative effect on the water quality and tranquility of the Upper French River as the bedrock nature of this island would be very difficult to sustain adequate septic systems for this many dwellings.

The Upper French River is also known for its tranquility and "back to nature" escapes. It is enjoyed not only by the existing cottagers but by many campers, canoe trippers and boaters who look to get away from the noise and congestion of everyday life. A high density development like the one that is proposed is in stark contrast to the existing surroundings and would be unprecedented on the Upper French River. Quite frankly, this island is too small and the area too important to both nature and tourism to allow high density development. Please do not set a new precedent that may destroy one of nature's few remaining gifts.

John and Barb Alexander
4 Killare St
North Bay, Ontario

Natasha Liard

Subject: RE: Proposed Development File #ZBLA2023/01

From:

Sent: January 26, 2023 4:07 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Development File #ZBLA2023/01

Attention:

Melanie Ducharme

Municipal Clerk/Planner for West Nipissing

[225 Holditch Street, Suite 101](#)

[Sturgeon Falls, P2B 1T1](#)

mducharme@westnipissing.ca

We are writing to the Municipality of West Nipissing regarding the application for the rezoning and plan of subdivision for Brown Island 193 on the Upper French River.

We would like to express our concerns as it relates to this application. File #ZBLA2023/01

- We are very concerned about the proposed density, scale and character of the subdivision and feel it is not in keeping with the Upper French River (UFR) as well feel that this proposal is not consistent with policies contained in the West Nipissing Official Plan.
- We are very concerned for the cultural heritage, landscape, and archaeological values of the UFR being adequately protected, conserved or enhanced by the proposed subdivision

We are very fortunate to have a seasonal cottage on the historic Upper French River and within the boundaries of the French River Provincial Park. The French River is unlike any other river in Ontario given its deep cultural heritage, beautiful landscape and diverse species of fish and wildlife. It is truly a one of a kind that must be preserved. It would be very concerning to us to see a development of this size proceed.

We respectfully ask that the Municipality of West Nipissing take our comments into consideration when reviewing the application.

We would also ask that the Municipality keep us informed on the proposed development File #ZBLA2023/01

As an fyi, our cottage is located on Kennedy Island, WB153-67 (Bertram PT Island 153 MN-221 .: RP 36R9144 Part 1 PCL 19805: .: & 28004 NIP)

Regards:

Lisa and Terry Quehl

4-53 Roth Street

Tavistock On

N0B 2R0

Natasha Liard

Subject: RE: Brown's Island 193 Rezoning

From:

Sent: January 26, 2023 5:00 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Re: Brown's Island 193 Rezoning

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie,

It is my understanding that there is a rezoning proposal underway for Brown's island. As someone who grew up in North Bay and spent significant time on Lake Nipissing, I'm writing to express my concern about the proposal.

I will be brief, but my concerns are aligned to other landowners in the area. They are as follows:

1. The proposal will result in a densely populated area of Lake Nipissing which runs counter to policies such as the West Nipissing Official Plan (OP), the Provincial Policy Statement 2020 (PPS), and the Growth Plan for Northern Ontario (GPNO).
2. Compromises the cultural heritage of the existing landscape and natural beauty of Lake Nipissing.
3. Considerations around pollution, including sewage capacity.
4. Considerations around overfishing.

Thanks for considering my viewpoint.

Best,

--

Nicholas Bremner

Senior Manager, People Decision Science



Natasha Liard

Subject: RE: file number ZBLA2023/01

From:

Sent: January 26, 2023 5:25 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: file number ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Ducharme,

I am writing to express my concern/opposition with the proposed development File #ZBLA2023/01.

I am opposed to the rezoning and plan of subdivision for Brown Island 193 because

- The island is directly across from a popular wilderness campsite for the French River Provincial Park, and the new development would destroy the character of the wilderness campsite.
- The proposed development is out of character with the surrounding development.
- I am concerned about the environmental impact of the development, from the effect on wildlife like the ospreys nesting just off of the island, to the effect on water quality from the amount of added human pressure and the sewage/greywater produced.

Please find attached "Island 193 Planning Application Concerns" which further summarizes my concerns. I have also attached the "Notice of Public Meeting" regarding the proposed development file #ZBLA2023/01.

Please include and inform me on the proposed development File #ZBLA2023/01.

Sincerely,

David Critchley

WB 203 Island

Township of Bertram, Municipality of West Nipissing

Natasha Liard

Subject: RE: attention Melanie Ducharme re: File #ZBLA2023/01

From:

Sent: January 26, 2023 9:22 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: attention Melanie Ducharme re: File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie,

I am writing to you with my concern about the proposed development – file # ZBLA2023/01.

I am attaching a pdf file outlining some concerns I share with the proposed development.

In addition, I am a property owner very near the site in question and I have concerns about too much density and especially increased boat traffic as there is a very narrow channel in front of the dock on our property that is used by my daughter and other children / family and guests for swimming, and I am very concerned about increased traffic on the water and safety issues for swimmers in such a confined space.

I am opposed to allowing extra density of development.

I would ask if you could please keep me informed on how this file progresses.

Please let me know if you have any questions, or need any other information for me.

Thank you,

John Critchley

Natasha Liard

Subject: RE: Against multiple lots on Browns Island

-----Original Message-----

From:

Sent: January 26, 2023 6:05 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Against multiple lots on Browns Island

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Register my disagreement with the proposed plan to subdivide the island near the mouth of the French River. This is a recognized national historic waterway and also a Provincial park - no thinking person would suggest this proposal is for the benefit of the land. This proposal is to the opposite of benefit and should be denied.

Peter Fry

Sent from my iPad

Natasha Liard

Subject: RE: attention Melanie Ducharme re: File #ZBLA2023/01

From:

Sent: January 26, 2023 9:22 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: attention Melanie Ducharme re: File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie,

I am writing to you with my concern about the proposed development – file # ZBLA2023/01.

I am attaching a pdf file outlining some concerns I share with the proposed development.

In addition, I am a property owner very near the site in question and I have concerns about too much density and especially increased boat traffic as there is a very narrow channel in front of the dock on our property that is used by my daughter and other children / family and guests for swimming, and I am very concerned about increased traffic on the water and safety issues for swimmers in such a confined space.

I am opposed to allowing extra density of development.

I would ask if you could please keep me informed on how this file progresses.

Please let me know if you have any questions, or need any other information for me.

Thank you,

John Critchley

Natasha Liard

Subject: RE: Concerns - File #ZBLA2023/01

From:

Sent: January 27, 2023 10:37 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Concerns - File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melanie,

I'm writing to express my concerns for File #ZBLA2023/01.

As background, I own WS 36 and WS 33 (Pine Island and Umbrella Island) in West Nipissing as well as 955 Quesnel Road. They are owned through Emerson Advisors and The West Nipissing Co. From camping and canoeing on the French River as a child to being able to own a cottage on lake Nipissing, I know I've been lucky to enjoy Canada's great north. That's what I'm hoping to help protect through this letter.

As you know, I believe in the responsible development of the area, focused on making sure the natural environment is preserved. The current construction on Umbrella Island has a green roof which has seen many birds return and I've built more birdhouses and cleaned up trash piles that were left from previous owners. The net result has had bald eagles, osprey, humming birds return to the island. I even work up and had a deer that swam across to graze, a mink, and beaver.

In regards to the current proposal, I am attaching a file that contains a lot of my concerns.

Although it is already highlighted in the attachment, I want to stress that the impact to the wildlife in the area will be devastating. I am a wildlife photographer and have seen Osprey, Bald and Golden Eagles, turtles, and other wildlife over there that would be negatively impacted by the proposed plan.

Thank you for taking the time to read my concerns. I look forward to being part of the public meeting on Monday.

Have a great weekend,
Paul

Natasha Liard

Subject: RE: Proposed Development File #ZBLA2023/01

From:

Sent: January 27, 2023 10:55 AM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Proposed Development File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a French River property owner and member of UFRCA I am opposed to the re-zoning and subdivision of Browns Island #193. I agree with the issues brought up by the UFRCA including the proposed subdivision appears to be at odds with the West Nipissing Official plan, water quality concerns and the other issues mentioned by the UFRCA. The proposed property is very close to the French River Provincial Park - the FFPP / Heritage River management plan includes preserving the natural and cultural environment.

Noise and light pollution is becoming a problem in all of cottage country.

Another concern is the precedent that would be set for other privately owned properties asking for rezoning for subdivision of their land.

According to MPAC, property tax assessments are determined by saleable value of a property and the saleable value of neighboring properties. Current property owners could be affected by the value of 20 newly built cottages.

As a cottage owner who has been coming to the French since 1956, my family built our cottage in 1963 (we actually did build it), i have seen many changes on the River since then. It is my hope that the French River can be preserved for future generations to experience the quiet remote beauty of the north.

I restate I oppose the rezoning. I request notification of West Nipissing's decision.

Nancy Vandall
1356 Jacoby Rd
Copley OH 44321
USA

WB148-1
Cleland (Windy) Island #148
French River

Natasha Liard

Subject: RE: Island 193 Planning Application

From:

Sent: January 27, 2023 2:06 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: Island 193 Planning Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern:

Please print and present at the Planning Meeting.

As an owner of Trescher Island which is very near Island 193 at the mouth of the French River, I strongly object to the plan to sub divide the 193 Island into 10 Lots with up to 20 Structures. This is not Toronto. This is not a city or town. This is a pristine area of Lake Nipissing that has little development in the last 75 years and should be protected not exploited for profit.

If this is a developers ploy to ask for 10 lots, only to come back with 5 at a later date to make everyone agreeable, don't be fooled. This trick is used all over North America. I also object to a January meeting when most landowners are out of town. It appears sneaky.

I don't object to subdividing into 2 or 3 lots, but 10 is damaging to the area in many ways.

10-20 Septic systems, docks and boats would effect wildlife and potentially water quality all the way down the French River into the French River Provincial Park.

As a property tax payer, Please don't approve this plan!

Jim Boykin
Trescher Island

Natasha Liard

Subject: RE: File #ZBLA2023/01

From:

Sent: January 26, 2023 5:45 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Subject: File #ZBLA2023/01

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melanie Ducharme

Municipal Clerk/Planner for West Nipissing

225 Holditch Street, Suite 101

Sturgeon Falls, P2B 1T1

mducharme@westnipissing.ca File #ZBLA2023/01

January 26, 2023

Dear Ms. Ducharme and the Board of West Nipissing,

I am writing to you to voice my concern regarding File #ZBLA2023/01. Please keep me informed on the status of this tragedy.

I am a summer resident of the French River and my family has owned property on the French River for approximately 115 years. The Beauty of the French River has been preserved for many years until now.

The construction of 20 homes on a small island will damage the environment. Not only will the wildlife and the beautiful woods be destroyed, it will introduce further pollution (septic issues like North Bay and gasoline from additional boats and light pollution). The strain on fishing will be impacted. I also believe the welfare of other residents will be in jeopardy as boat traffic increases.

Please do not forsake the rules you have in place. Preserve the French River Provincial Park and Waterway!

Amy Watkins

French River Island #110

Natasha Liard

Subject: RE: Island 193 Planning Application

From:

Sent: January 24, 2023 7:38 PM

To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>

Cc:

Subject: Island 193 Planning Application

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Ducharme

We have over 3500 members and I am sure you will be hearing from all of them ,saying NO to this planning application. The Friends of the French fought another application in Alban who wanted to put in a refuse station,it took us 2 years to fight this and we won.

We will be doing the same against this application as its totally against what the French River Heritage Park stands for.

There is only 11 heritage parks in Canada and we are proud to be one of them.

We must protect our river for future generation and this is not the route to go in.

Regards

Rob Hepburn

Past President of the Friends of the French River Heritage park

From: [Alain Bazinet](#)
To: [Natasha Liard](#)
Subject: Re: Subdivision and Zoning Amendment application for Brown Island - 2400517 Ontario Ltd.
Date: December 13, 2022 3:35:06 PM
Attachments: [image001.png](#)

Natasha,

I don't have an issue with this proposal.

Regards,

Alain Bazinet
Chief Building Official
Municipality of West Nipissing
225 Holditch Street
Sturgeon Falls, On
P2B 1T1
705-753-2250

On Dec 12, 2022, at 3:58 PM, Natasha Liard
<nliard@municipality.westnipissing.on.ca> wrote:

Good afternoon,

Please find attached notices and sketches for Zoning Amendment application no. ZBLA2023/01 and Subdivision application no. SUBD2023/01 for 2400517 Ontario Ltd. on Brown Island, Bertram Twp. If you could please provide any comments you may have before January 16, 2023, that would be greatly appreciated.

Thank you,

Natasha Liard-Bigras

Planning and Building Clerk
101-225 Holditch Street, Sturgeon Falls, ON P2B 1T1
T: (705) 753-2250 x 6949 | F: (705) 753-3950
nliard@westnipissing.ca
<image001.png>

<ZBLA2023-01 - Sketch.pdf>

<ZBLA2023-01- Notice of Public Meeting --Jan 23 - 2023.pdf>

<SUBD2023-01-Notice of Public Meeting --January 23 - 2023.pdf>